

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028**Email:** karthi.govindasamy@omkaraarc.com | **Tel.:** 044-24323033**Authorised Officer M no.:** 9344684194 / 9864062068**[Appendix - IV-A]****[See proviso to rule 8 (6) r/w 9(1)]****PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY****E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) & Mortgagor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt Ltd (OARPL) is proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 33/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2021 from Edelweiss Housing Finance Limited (Assignor Company) along with underlying security from assignor company. Accordingly, OARPL has stepped into the shoes of assignor company and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL has taken over the physical possession of the below mentioned secured property through process of law. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s). Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection are given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Mr. P. MANIMARAN S/o. Mr. Pandey and Mrs. M. SHANTHI W/o. Mr. P.Manimaran
Details of the Secured Asset	Property belonging to Mr. P. Manimaran S/o Mr.Panidan vide Sale Deed Document No. 5257/2018 dated 6.12.2018 SRO Theppakulam
	Madurai District Madurai North Registration District, Theppakulam Sub Registration District, Madurai North Taluk, now Madurai East Taluk, Karuppapillaiyandal Village Nanja R.S.No.2/1A- extent of acre 11. In this western portion of Plot No.159 measuring an extent of 1080 sq feet of land together with building constructed thereon within the following boundaries- North: Kondapathan limit and road ;East : Remaining portion in the eastern side of Plot No.159; South : Road comprised in S No.2/1A; West : Plot No.158; admeasuring East to west on the Northern and southern side 20 feet and North to South on the Eastern and the western side 54 feet together with a house constructed thereon admeasuring around 696 sq feet with EB connection 05-105-026-1069, 05-105-026-823 and 05-105-026-1070.
Owner of the property	Mr. P.MANIMARAN
Demand Notice Date	15.06.2020
Physical Possession Date	28.07.2022

Reserve Price (in Lacs.)	Rs.12,00,000/- (Rupees Twelve lakhs Only)
EMD	Rs.1,20,000/- (Rupees One lakhs Twenty Thousand Only)
Bid Increment Amount	Rs.10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of Property	29.04.2024 and 8.5.2024 between 3.00 P.M. and 4.00 P.M. on both dates
Outstanding dues as on 23.04.2024	Rs.35,30,958/ (Rs. Thirty-Five Lakhs Thirty Thousand Nine Hundred Fifty Eighty only)
Account Details	Account No : 344905001015, Name of the Beneficiary : Omkara PS33/ 2020-21 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC0003449
Date of E-Auction & Time	29.05.2024 (Wednesday) from 12.00 Noon to 1.00 P.M.
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	27th May 2024 on or before 4:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <https://www.bankeauctions.com>

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with an advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 24.04.2024 and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 25.05.2024

Place: Chennai

Karthi Govindasamy
Authorized Officer,
MobileNo: 9344684194

Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)