



**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028.

Tel: 022-6923 1111.

CIN: U67100TZ2014PTC020363

**E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer, will be sold on As is where is”, “As is what is”, and “Whatever there is” and “Without recourse Basis” for recovery of dues (mentioned in table below) due to Omkara Assets Reconstruction Pvt Ltd (OARPL) as Secured Creditor from respective Borrower and Co-Borrower(s), Guarantors/Mortgagors shown below. The Reserve Price and the earnest money deposit for respective property has been mentioned below in respective column. Hero Fincorp Ltd (HFL) (Original Lender) had assigned the debts of the below mentioned borrowers to IRAPL acting as a Trustee of India Resurgence ARC Trust IV on 30.09.2021. Further, vide Security Receipt Purchase Agreement dated 16.08.2024, OARPL has become the Trustee of India Resurgence ARC Trust IV in place of IRAPL and has now stepped into the shoes of assignor and empowered to recover the dues and enforce the security;

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|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Borrower / Co-Borrower / Guarantors / Mortgagors</b> | <b>1.</b> Borrower: M/s S K Traders, through its proprietor, Mr. R. Selvakumar (Borrower)<br>Guarantors/Mortgagors:<br><b>2.</b> Mr. R. Selvakumar (Guarantor/Mortgagor/Addressee No 2)<br><b>3.</b> Mrs. M. Selvarani (Guarantor/Mortgagor/Addressee No 3)                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Date of Demand Notice u/s 13(2)</b>                  | 13(2) Notice issued as on 12.07.2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Date of Possession</b>                               | 13 (4) physical possession taken on 26.03.2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Dues as on 31.07.2026</b>                            | Rs. 180,53,721/- (Rupees One Eighty Lakh Fifty-Three Thousand Seven Hundred and Twenty-One Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Description of Property</b>                          | <p><b>ITEM NO 1:</b> In Salem District, Salem West Registration District, Tharamangalam Sub Registration District, Tharamangalam Village, in SF No. 184/1B, 6th Ward, New Ward No.11, New Street lane-2, Door No. 36A, admeasuring Thakku no.1 an extent of 953 ¼ sq. Ft &amp; Thakku No.2 an extent of 1815 sq. ft of land total admeasuring an extent of 2768 ¼ sq. ft of land with building.</p> <p><b>ITEM NO 2:</b> In Salem District, Salem West Registration District, Tharamangalam Sub Registration District, Tharamangalam Village, in SF No. 184/1B presently SF No. 184.1B2C Old Ward No.6, New Ward No.11, New Street No.2 land measuring an extent of 1165 ½ sq. ft</p> |
| <b>Known Encumbrances (if any):</b>                     | None that are known of.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|--------------------------------------------------------|----------------------------------------------------------|
| <b>Reserve Price (in Rs)</b>                           | Rs. 87,00,000/- (Rupees Eighty-Seven Lakh Only)          |
| <b>EMD (in Rs)</b>                                     | Rs. 8,70,000/- (Rupees Eight Lakh Seventy Thousand Only) |
| <b>Bid Increment</b>                                   | Rs. 1,00,000 (Rupees One Lakh Only)                      |
| <b>Inspection Date/Time</b>                            | 28.08.2026 between 1:00 pm to 3:00 PM                    |
| <b>Last date for payment of EMD and Bid Submission</b> | 23.09.2026 up to 5:00 PM                                 |
| <b>E-Auction Date &amp; Time</b>                       | 25.09.2026 from 12:00 PM to 01:00 PM                     |

**TERMS & CONDITION OF THE AUCTION:**

**For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.auctionbazaar.com/> .** The auction shall be conducted online through OARPL. The **last date of submission of bid** (online as well as in hard copy) along with EMD (DD/ Pay Order in original in favour of “India Resurgence ARC Trust IV” or remittance by way of NEFT/ RTGS to Bank Account Number: 57500000341064 IFSC Code: HDFC0000060) as per date and time given above. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider “M/s. ARCA EMART Pvt. Ltd.”, Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) / [support@auctionbazaar.com](mailto:support@auctionbazaar.com), Concerned Person: Mrs. Fouzia, Mobile No. 7997043999, Email- [eauction@auctionbazaar.com](mailto:eauction@auctionbazaar.com) and for any property related query contact the Authorized Officer, Mr. Harshwardhan Kadam (Mo: 9819058003) Mail: [harshwardhan.kadam@omkaraarc.com](mailto:harshwardhan.kadam@omkaraarc.com).

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

This notice is also a mandatory Notice of 30 (Thirty) days to the Borrower(s) 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 the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

**Date:** 17.08.2026

**Place:** Mumbai

**Sd/-**

**Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of India Resurgence ARC Trust IV)**