

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607. Ph No. 04212221144

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



[Appendix - IV-A]

[See proviso to rule 8(6)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: 20 March 2024.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the below mentioned Borrower (s) and Co-borrower (s) named hereinafter that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of M/s DBS BANK INDIA LIMITED . The Laxmi Vilas Bank Limited (Now DBS Bank India Limited) vide Assignment Agreement dated 30-11-2023 assigned the debt of below mentioned Borrower (s) and Co-borrower(s) to M/s. Omkara Assets Reconstruction Pvt. Ltd. (OARPL) a Company incorporated under the Companies Act 1956 and registered with Reserve Bank of India as Securitisation and Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028 and acting as a Trustee of Omkara PS 07/2023-24 Trust.

Further, the physical possession of the secured asset (s) has been taken by the Authorised Officer of Secured Creditor and the said asset (s) will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on below mentioned date, for recovery of the below mentioned dues due to Secured Creditor from Below mentioned Borrower(s)/ Guarantor(s)/ Mortgagor(s). The Reserve Price, Earnest Money Deposit (EMD) and other details are mentioned below:

Name of Borrower and Co-borrower	Description of immovable property	Outstanding Dues in Rs.	Date of Demand Notice	Date of Possession	Reserve Price (Rs)	EMD (Rs)	Inspection Date and Time	Incremental value
Sri Varshini Agro Industries.	Residential Vacant site eastern portion, Open Plot no 18 in Sy No 54 , Approved Layout plan L.P no 303/HRO/H1/2006, dated 11.09.2006) covered by ward no 01, Block no 13, Situated at Indra Nagar colony, Kama Reddy Town colony, Kama Reddy Town admeasuring 241.90 sq.yards or 202.20 sq meter.	Rs.3,69,01,152/- (Rupees Three Crore Sixty Nine Lakhs One Thousand and One Hundred and Fifty Two Only) as on 31.01.2024	07.08.2019	23.10.2019	Rs.13,22,000/-	Rs.1,32,000/-	11.03.2024	Rs.30,000/-
Sri Varshini Agro Industries..	Eastern Portion Open Plot no 13, 14 & 15, in Sy. No 54, Approved layout plan vide L.P no 303/HRO/H1/2006. Dated 11.09.2006 covered by ward no. 1, Block no 13, situated at Indra nagar colony, Kama Reddy Town, Kama Reddy admeasuring 1423.40.				Rs.77,78,000/-	Rs.7,77,800/-	11.03.2024	Rs.1,60,000/-
Sri Varshini Agro Industries.	Residential Open land at Sy No. 58/A, Yellareddyguda, under Block no 2, Kapra village and GHMC circle, Kapra Mandal, Medchal Malkajgri District, RR District, T.S – 500094 admeasuring 600 Sq.yards or 501.6 sq.meter out of 1694 sq.yard.				Rs.1,80,00,000/-	Rs.18,00,000/-	11.03.2024	Rs.3,60,000/-

Lakshmi Marbles and Enterprises	Residential Apartment, Flat No. S-3 in 2 nd Floor of Vijetha Apartment, East Godavari district, Kadiyam Sub Registry, Rajamundry Rural, Hukumpeta Panchayat, Chaitanya Nagar, R.S 38/1, Poora acs 14-17 cents north east corner admeasuring 800 sq.ft owned by K.Vasu Babu S/o Appayya. Consisting Item no 1 : Plot no 19 of 205.5 sq.yards and Item no 2 : Plot no 21 of 203.65 yards totalling 409.15 yards vacant site in 2 items.	Rs.1,08,16,093/- (Rupees One Crore Eight Lakhs Sixteen Thousand and Ninety Three Only) as on 31.01.2024	11.09.2019	12.11.2020	Rs.22,00,000/-	Rs.22,000/-	11.03.2024	Rs.50,000/-
Lakshmi Marbles and Enterprises	Residential Apartment, Flat No.C-3 in 3 rd Floor, Navya Sai Residency, S No 507/2, D No 4-339/13, PR No 73/5, Hill Colony, East Godavari, Palcherla, Divan cheruvu, Gram Panchayat village, R.S no 507/1 in approved layout, Plot no 17 in an extent of 342 sq.yard, undivided, unascertained, joint 1/10 th share i.e 34.22 square yards. admeasuring 850 sq.ft, owned by K.Vasu Babu S/o Appayya.			12.11.2020	Rs.24,00,000/-	Rs.24,000/-	11.03.2024	Rs.50,000/-
Lakshmi Marbles and Enterprises	Vacant site situated at 508/5 D No 2-135 (Near) By the side of New Alakapuri Layout, in poora ac 10-92 cents, in western northern of ac 5-46 cents, in the middle ac 1-85 cents, in western side ac 0-32 ½ cents land eastern bit of 500 sq.yards out of 773 sq.yards vacant site. Pidimgoyya Village, Rajahmundry Rural Andhra Pradesh owned by K.Vasu Babu S/o Appayya.			19.12.2019	Rs.43,00,000/-	Rs.43,000/-	11.03.2024	Rs.1,00,000/-
Last Date for payment of EMD & Submission of Bid Form: 19-03-2024 up to 6:00 P.M								
Auction Date and Time: 20-03-2024 Time: 03:00 P.M – 05:00 P.M.								

1. 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. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com or Mr. Bhavik Pandya, Mobile : 88666 82937 E mail – maharashtra@c1india.com
2. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer -Shakil Nipani (Mobile – 9167490977), E-Mail: shakil.nipani@omkaraarc.com or at address as mentioned above in office hours during the working days.

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) & 9(1) and 6(2) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of Thirty days (30) days to the Borrower (s) /Co-Borrower (s) of the above loan account under Rule 8 (6) & 9(1) and 6(2) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public 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.

Sd/-

Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of **Omkara PS07/2023-24** Trust)

Date: 15-02-2024

Place: Mumbai