


Omkara Assets Reconstruction Private Limited Corporate Office: Kohinoor Square, 47 th Floor, NC Kelkar Marg R G Gadkari Chowk, Dadar (W)- 400 028. Tel.: 022-26544000/7303021311.	
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[Appendix - IV-A]

[See proviso to Rule 8 (6) with Rule 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower **N. Venkatesh Prabhu and R. Kalaiselvi** that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of the Omkara Assets Reconstruction Private Limited, will be sold on "*As is where is*", "*As is what is*", and "*Whatever there is*" and "*without recourse*" basis on **26.09.2025 at 11:00 am (last date and time for submission of bids is 25.09.2025 by 5:00 pm)**, for recovery of **Rs.42,23,282.39 (Rupees Forty Two Lakh Twenty Three Thousand Two Hundred Eighty Two and Thirty Nine Paise Only)** as on **01.08.2019** plus accrued interest/ unrealized interest thereon at the contractual rate (s) together with incidental expenses, costs, charges etc. till the payment due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkara Assets Reconstruction Private Limited as Trustee has acquired entire outstanding debts lying against above said Borrower/Co-borrower vide Assignment Agreement dated 29.09.2016 along with underlying security from City Union Bank.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

(Rs. In Lakh)				
Sr. no	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Bid Increment Amount
I	Coimbatore Registration District, Joint II Sub Registration District, previously Coimbatore Taluk, presently Perur Taluk, Kunaimuthur village, SF No. 18/4 Part in this property situated within the following boundaries: South : East West Road North : House of Murugan East : South North Road West : South North Road Within this middle measuring – East west on the northern side 50'3 East West on the Southern side 51'0" South North on the Eastern side 42'6" South North on the Western side 40'0" admeasuring extent of 2088 sq feet (193.98 sq meters) or 4 cents 345-1/2 sq feet of site and RCC house building facing west constructed to an extent of 1013 sq feet situated on the western side and a north facing titled house constructed to an extent of 345 sq feet situated on the eastern side and its appurtenances thereon and electricity service connections and their security deposits. Door No.7/61 and 61-1 Sugnapuram East. Property Assessment No 923634 & 9225100. The property situated within Coimbatore Corporation limits"	46,43,000.00	4,64,300.00	50,000.00

Date of E- Auction	26.09.2025 at 12:00 am
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	25.09.2025 by 5:00 pm
Date of Inspection	19.09.2025 between 12.00 p.m. to 2.00 p.m.
Known Encumbrances Details	Not Known


For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankeauction.com>

The intended bidders who have deposited the EMD and require assistance in creating Login ID and 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, Mr.Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@clindia.com.. and for any property related query contact the Authorised Officer Prerana Adhav – 8879802170 and Prashant Singh – 9650702281 Email -prerana.adhav@omkaraarc.com & prashant.singh@omkaraarc.com .

Date: 04.09.2025

Place: Coimbatore

Sd/-
Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.

 BAJAJ FINANCE LIMITED	
Registered Office : Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune - 411014 Branch Office : Bajaj Finance Limited, 1St Floor Anun Ajai Complex Doctor Murthy Street Kumbakonam 612001	
Demand Notice Under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002	
<p>Undersigned being the Authorized Officer of M/s BAJAJ Finance Limited, hereby gives the following notice to the Borrower(s) Co-Borrower(s) who have failed to discharge their liability i.e., defaulted in the repayment of principal as well as the interest and other charges accrued there on for Home Loan(s)/Loan(s) Against Property advanced to them by BAJAJ Finance Limited and as consequence the loan(s) have become Non Performing Assets (N.P.A.s). Accordingly, notices were issued to them under section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.</p>	
Loan Account No./Name of the Borrower(s) Mortgage(s)/Guarantor(s)	Description of Secured Immovable Property
Demand Notice and Amount	Date & Amount
LAN : P457PBS10992107 1. Regista Pharma trs Its Prop. Balamurugan Kaliyamoorthy, R/o. 27/1 John Selvaraj Nagar road, Kumbakonam Thanjavur Tamilnadu 612001. Contact: 9994301678 . Email id: registapharma@gmail.com Also at R/o. S. No. (Old) 119/3A, Part R S No. (New) 119/3A4 Mela Street Nanamabadi Village Thanjavur Tamilnadu Sri Thirupuranamdaru SRO Thanjavur Dist. 612503	As per Loan Agreement: R S No. (Old) 119/3A part R S No.(New) 119/3A4 Mela Street Nanamabadi Village Sri Thirupuranamdaru Taluk Mananabadi SRO Thanjavur District 612503 As per MORTD: All that piece and parcel of the land situated in Thanjavur District Kumbakonam Registration District Thiruvaimadurthi Taluk Mananabadi Village East Street S/F No. 1193 A 4, (Old S/F No. 1193 A 4 (Old) measuring an extent of Nallam 0 015 Ares or 150 Sq. Mtr. On which land having the following Boundaries: East land belongs to Mr. Durairaj, West by Land belongs to Mr. Chelladurai, North by Land belongs to Mr. Mahalingam, South by Panchayat Road, To the total extent of 150 sq.mt. of land and RCC building measuring 359 Sq.Ft. or 33.35 Sq.Mtr. with all other easements & B Connection No. 494-004-74 along door all other copyrights and rights to pathway access thereon. The Property situated within the limit of Mananabadi village and Sub Registration District of Thirupuranthal
2. Vijayakrishnan K Co Balamurugan Kaliyamoorthy, R/o. 26 S Nagar Kumbakonam Thanjavur TN 612503 Contact: 9994301678 Email id: registapharma@gmail.com Also at: R/o. 33A Mela Street Thiruvaimadurthi Taluka Mananabadi Thanjavur Tamilnadu 612503	25/08/2025 & Rs.28.73,136/- (Rupees Twenty Eight Lakhs Seventy Three Thousand One Hundred Thirty Six Only) as on 20.08.2025
3. Balamurugan Kaliyamoorthy S/o Kaliyamoorthy R/o. No 26 Mela Street J S Nagar Kumbakonam Thanjavur Near Kalyanamm Kovil Tamilnadu 612503 Contact: 9994301678 Email id: registapharma@gmail.com Also at: R/o. 33A Mela Street Thiruvaimadurthi Taluka Mananabadi Thanjavur Tamilnadu 612503	

HERO HOUSING FINANCE LIMITED
 Contact Address: A-6, Third Floor, Sector-4, Noida - 201301.
 Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057.
 Ph: 011-4967000, Toll Free: 1800-123-9900, E-mail: customers@herohousingfinance.com
www.herohousingfinance.com | CIN: U652012016PLC301348

HERO HOUSING Finance

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules")

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Rules already issued, detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s) Co-Borrower(s)/Guarantor(s) (all singularly or together referred to as "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notice(s), as per details given below.

Copies of said Notice(s) have been served by Registered Post and are available at the undersigned, and the said Obligor(s)/Legal Heir(s)/Representative(s) may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), the amounts indicated herein below against their respective names, together with the interest accrued thereon, in full, in cash or by depositing the said amounts in the account of the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of

Loan Account No.	Name of Obligor/s (Legal Heir/s) (Legal Representative/s)	Total Outstanding Due Rs. as on below Dates	Date of Demand Notice	Date of NPA
HHFHCNNAL203000044601 HHFHCNNAL203000044601	Kulandaisaasu R. Lurdugeghe S/o Kulandaisaasu, Lourdhyanjanthi K	Rs. 25,45,291/- as on 19.08.2025	30-08-2025	04-08-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties: All That Piece And Parcel Of The Land And Building comprised in Pujna S. no.365 At Measuring 2400 Sq. Ft., Equal To 5 Cents, Situated At As Per Property Tax Door No.102, Mevaloorukuppam B Block, Palancharu Madura District, Tamil Nadu, 118, 48th Street, Ngaz Colony, Ward No.2, Village No.10, Sripemburuthu Taluk, Kancheepuram District, Tamil Nadu. Boundaries Of The Plot : North: Plot Belongs to Mr. Rayappa. South: Plot Belongs to Mrs. Parmilam, East: Common Road, West: Plot Belongs to Mr. Pandiyar, Measuring Northern Side: 60 Feet, Southern Side 50 Feet, Eastern Side 40 Feet, Western Side 40 Feet				
HHFHCNNAL203000043259 HHFHCNNAL203000043357	Sathyia Priya Manoharan, M Babu	Rs. 13,99,358/- as on 19.08.2025	26-08-2025	04-08-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties: All That Piece And Parcel Of The Land And Building Bearing Plot No.115 Part, Comprised in Grama Nathan S. No. 129, Village No. FZ-115/58B, Rs. No.35 At Measuring 520 Sq. Ft., Situated At Door No.7, As Per Property Tax Door No. 118, 48th Street, Ngaz Colony, Ward No. C, Block No.4, Plot No.115, No.133 Part Thelakananjery Taluk, Kancheepuram District, Tamil Nadu. Boundaries Of The Plot North: Back Side Of Plot No.115; South: 30 Feet Passage, East: Plot No.114, West: 5 Feet Passage Measuring East To West On The Northern Side: 40 Feet, East To West On The Southern Side: 40 Feet, North To South On The Eastern Side: 13 Feet, North To South On The Western Side: 13 Feet				
<p>with further interest, additional Interest at the rate as more particularly stated in respective Demand Notice dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization (s) shall be to make payment of HFL as aforesaid, then HFL shall be proceeded against the above Secured Asset/s) Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor/s (Legal Heir/s) (Legal Representative/s) as to the costs and consequences.</p> <p>The said Obligor/s (Legal Heir/s) (Legal Representative/s) are prohibited under the said Act to transfer the said Obligor/s (Legal Heir/s) (Legal Representative/s) Property whether by way of sale, lease or otherwise without the prior written consent of HFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.</p>				
DATE : 06-09-2025, PLACE : CHENNAI		SD/ Authorised Officer FOR HERO HOUSING FINANCE LIMITED		

A cheetah is running from left to right across the center of the advertisement. It is positioned in front of a bar chart that consists of 15 vertical bars of varying heights. The bars are light gray, and the cheetah's body is black and white spotted. The background is a solid light gray. The overall composition suggests speed and agility in the context of market analysis.

In fast or fragile markets, insight brings perspective.

Decode market moves with
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in Business Standard.

To book your copy,
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email **order@bsmail.in**

Business Standard
Insight Out

TERMS & CONDITIONS:

1. The auction sale will be conducted online on “As is where is”, “As is what is” “whatever there is”, “Without Recourse Basis” and “Symbolic Sale basis” on **03.07.2025 at 11.00 am**. The sale is governed by the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.
2. The auction will be conducted online through Omkara ARC approved by the auctioneer portal M/s. C-1 India Pvt Ltd., Gurgaon. E-Auction tender documents containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available on the website <https://www.bankeauctions.com> (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26).
3. The secured assets will not be sold below the Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the successful bidder.
4. The land, building and fixed assets as mentioned in the auction sale notice will be sold under single Lot No. 01, but 02 sale certificates will be issued separately, one for the land & building and other for fixed assets as the same attract GST. Further for the successful sale of fixed assets and others, the H1 bidder will have to deposit the GST (as applicable) over and above the bid price.
5. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028 is 01.07.2025 up to 6:00 PM.
6. The property in the account of **N. Venkatesh Prabhu and R. Kalaiselvi** is situated at Coimbatore Registration District, Joint II Sub Registration District, previously Coimbatore Taluk, presently Perur Taluk, Kunaimuthur village, SF No. 18/4 Part in this property situated within the boundaries (South : East West Road; North : House of Murugan; East : South North Road; West : South North Road) Within this middle measuring – East west on the northern side 50’3 East West on the Southern side 51’0” South North on the Eastern side 42’6” South North on the Western side 40’0” admeasuring extent of 2088 sq feet (193.98 sq meters) or 4 cents 345-1/2 sq feet of site and RCC house building facing west constructed to an extent of 1013 sq feet situated on the western side and a north facing titled house constructed to an extent of 345 sq feet situated on the eastern side and its appurtenances thereon and electricity service connections and their security deposits. Door No.7/61 and 61-1 Sugnapuram East. Property Assessment No 923634 & 9225100. The property situated within Coimbatore Corporation limits at any time during the loan period, will be sold at Reserve Price of **46,43,000.00** (Rupees Forty Six Lakh and Forty Three Thousand Only).
7. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the successful bidder.
8. Demarcation of the property will be the responsibility of the successful purchaser,
9. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction, and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OMKARA ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to OMKARA ARC.
10. Omkara ARC shall reserve the right to cancel the said auction at any time before registration of the Sale Certificate at own discretion and amount paid towards sale shall be refunded without any interest.
11. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents, and area at actual, then Omkara ARC will not be responsible for the same, However, the intending bidders should make their own independent inquiries regarding the same prior to submitting their bid.
12. Post receipt of the entire sale consideration amount, the original copies of the title documents available with Omkara ARC either in soft or hard copy shall be handed over to the successful bidder. Omkara ARC shall not be held liable for any other documents required by the Successful Bidder except the documents available with Omkara ARC. Hence intending bidders should make their own due diligence prior to participating in the e-auction process.
13. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OMKARA ARC, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the

property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.

14. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Society Dues, Industrial Cooperation etc, labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property (ies) shall be borne by the purchaser separately over and above the bid price.
15. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.
16. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited, and the properties shall be put to re – auction and the defaulting bidder shall have no claim/right in respect of properties/amount.
17. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor of “**Omkaara PS 19/2023-24 Trust**” which is refundable without interest to unsuccessful bidders. The bank account details are as below. The EMD shall be payable through **NEFT / RTGS** payable at Mumbai in the **Account No.: 37644285876, Name of the Beneficiary: Omkara Assets Reconstruction Pvt Ltd, Bank Name: State Bank of India, Kurla West, Mumbai 400070, IFSC Code: SBIN0001886**. Please note that the Cheques shall not be accepted as EMD amount.
18. The EMD of the unsuccessful bidder will be returned within 10 working days from the closure of the e-auction sale proceedings.
19. 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
20. The bidders must hold a valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Omkara ARC/service provider shall not be held responsible for internet connectivity, network problems, system crash own, power failure etc.
21. Bids below reserve price or without EMD amount shall not be accepted. The bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/bids so received without assigning any reasons whatsoever. His/her decision shall be final & binding.
22. Property will be sold to the bidder quoting the highest bid amount. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
23. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset(s) or for procuring any permission, etc. or for the dues of any authority established by law.
24. For any property related query or inspection of property schedule, the interested person may contact the Authorized Officer **Ms. Prerana S. Adhav, Mobile: +91 8879802170 Mail: prerana.adhav@omkaraarc.com** or at address as mentioned above in office hours during the working days.
25. The OARPL reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
26. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
27. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.
28. If the dues of the OARPL and other Secured Creditors/ Financial Creditors secured by the assets put up for sale together with all costs, charges and expenses incurred by the OARPL/ Secured Creditors are tendered to their satisfaction by or on behalf of the Borrower at any time before the date fixed for sale or transfer of the Secure Assets, the assets in question shall not be sold or transferred.

29. KYC compliance: - self-attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Aadhar Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
30. At the time of submission of the bid, the bidder should submit an affidavit in the spirit of Section 29 A of IBC, 2016.
31. The Affidavit submitted along with the Bid/Tender Form in spirit of Section 29A of Insolvency and Bankruptcy Code 2016, shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to record, the amount deposited by the bidder shall be forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.
32. All bidders who submitted the bids shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
33. Disputes, if any, shall be subject to jurisdiction of Mumbai Courts/ Tribunals only.
34. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

STATUTORY NOTICE FOR SALE UNDER 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES
,2002

This notice is also a mandatory Notice of not less than 15 (fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6), 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 together with further interest 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: 04.09.2025

Place: Mumbai

Authorized Officer
Omkara Assets Reconstruction Pvt Ltd.

TENDER DOCUMENT FOR E AUCTION

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sale through E-Auction the properties mentioned in ANNEXURE - I for the realization of the secured debts due to OARPL with up to date & expenses and others under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Omkara Assets Reconstruction Pvt Ltd Address- As per Paper Publication
Auction to be Conducted by	M/S C1 India Pvt. Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 (Phone numbers: +91-124-4302020 / 21 / 22 / 23 / 24, +91 7291981124 / 1126
Auction Schedule	Date of Auction: - As per Publication Timings: - As per Publication Auction Website: - https://www.bankeauctions.com Auction Website: - https://www.bankeauctions.com Please refer sale notice for a number of extensions. Note: if the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.
Annexure	<p>1) Terms & conditions of e-Auction</p> <p>2) Details of Bidder (Annexure – II)</p> <p>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.</p> <p>3) Declaration by Bidder (Annexure – III)</p> <p>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.</p> <p>4) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV)</p> <p>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OARPL mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com</p> <p>5) Price Confirmation Letter by H1 Bidder (Annexure – V)</p> <p>INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, OARPL mentioned in the Sale Notice & copy to support@bankeauctions.com , immediately on completion of the bidding.</p> <p>Annexure VI – Description of the Property</p>

Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor OARPL will be responsible for any lapses / failure on the part of the Bidder, in such cases.
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E-Auction Bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider M/S C1 INDIA PVT. LTD. on behalf of OARPL, on a pre-specified date, while the bidders shall be quoting from their own offices/place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither OARPL nor M/S C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. In order to ward-off such a contingent situation, bidders are requested to make all the necessary arrangements/alternatives whatever are required so that they are able to circumvent such a situation and still be able to participate in the E-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
2. M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. shall acquaint the bidder regarding the bidding process, functions, and e-Auction rules. All the bidders are required to ensure compliance regarding receipt of training before the start of the bid process.
3. **Material for Bid:** Sale of Properties by OARPL under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
7. **Bid Price:** The Bidder has to quote the total price.

Auctioning:

- a. E-Form Submission

All interested bidder need to fill online form available on E-Auction domain with necessary details.

- b. Online e-Auction:

- i. OARPL will declare its **Opening Price (OP)**, which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
- ii. The **"Bid Increase Amount"** has been fixed in respect of each property which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount"**.
- iii. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for limited/unlimited times (as given under the sale notice) and will take place only if a valid bid comes in the last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of the closing of the e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to

avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

8. Successful Bidder shall be required to submit the final prices, quoted during the E-Auction as per Annexure – III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During E-Auction, if no bid is received within the specified time, OARPL at its discretion may decide to revise Opening price / scrap the E-Auction process / proceed with conventional mode of tendering.
9. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the E-Auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.
10. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by bidder.
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction
11. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
12. OARPL shall be at liberty to cancel the E-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
13. OARPL / M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
14. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
15. Successful bidder: At the end of the E-Auction, OARPL will evaluate all the bids submitted and will decide upon the successful bidder. OARPL's decision will be final & binding on all the bidders.
16. **Duration of Auction:** The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure -I below. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of OARPL or to any other party.
- The decision of OARPL declaration of successful bidder shall be final and binding on all the Bidders.
- M/S .C1 INDIA PVT. LTD. / OARPL shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/S .C1 INDIA PVT. LTD. /OARPL is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-

Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankeauctions.com>) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – III: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – IV: Just after receiving Training on E-Auction, Bidder(s) will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

Annexure – V: Just after the completion of the e-Bidding Process, the H1 Bidder will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

Annexure – VI: **Intending bidders shall comply and give a declaration under section 29A of the insolvency and Bankruptcy Code 2016.**

Annexure VI – Description of the Property

Particulars
<p>Coimbatore Registration District, Joint II Sub Registration District, previously Coimbatore Taluk, presently Perur Taluk, Kunaimuthur village, SF No. 18/4 Part in this property situated within the following boundaries:</p> <p>South : East West Road North : House of Murugan East : South North Road West : South North Road</p> <p>Within this middle measuring –</p> <p>East west on the northern side 50'3 East West on the Southern side 51'0" South North on the Eastern side 42'6" South North on the Western side 40'0"</p> <p>admeasuring extent of 2088 sq feet (193.98 sq meters) or 4 cents 345-1/2 sq feet of site and RCC house building facing west constructed to an extent of 1013 sq feet situated on the western side and a north facing titled house constructed to an extent of 345 sq feet situated on the eastern side and its appurtenances thereon and electricity service connections and their security deposits. Door No.7/61 and 61-1 Sugnapuram East. Property Assessment No 923634 & 9225100. The property situated within Coimbatore Corporation limits"</p>

AFFIDAVIT CUM DECLARATION

(For sale through E Auction Sale process in the matter N. Venkatesh Prabhu and R. Kalaiselvi (Borrower/ Mortgagor).

We/I _____, an _____ having
address at _____

_____ Having Adhar Card No. _____ and Pan no. _____ (hereinafter referred to as the “Purchaser/ Bidder” which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and permitted assigns), submit and confirm as follows:

s

1. I/We hereby state, submit and confirm that I/We are not disqualified from submitting a bid/proposal in respect of property being Land & Building situated at Coimbatore Registration District, Joint II Sub Registration District, previously Coimbatore Taluk, presently Perur Taluk, Kunaimuthur village, SF No. 18/4 Part in this property situated within the boundaries (South : East West Road; North : House of Murugan; East : South North Road; West : South North Road) Within this middle measuring – East west on the northern side 50’3 East West on the Southern side 51’0” South North on the Eastern side 42’6” South North on the Western side 40’0” admeasuring extent of 2088 sq feet (193.98 sq meters) or 4 cents 345-1/2 sq feet of site and RCC house building facing west constructed to an extent of 1013 sq feet situated on the western side and a north facing titled house constructed to an extent of 345 sq feet situated on the eastern side and its appurtenances thereon and electricity service connections and their security deposits. Door No.7/61 and 61-1 Sugnapuram East. I/We hereby state, submit and declare that the bidder/interested party or any other person acting jointly with us or any person who is a promoter and/or in the management and/or control of us or any person who shall be the promoter and/or in management and/or control of the business is not:
 - (a) an undischarged insolvent.
 - (b) a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
 - (c) been convicted for any offence punishable with imprisonment –
 - i. for two years or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force disqualified to act as a director under the Companies Act, 2013. Prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets. .
2. That pursuant to the Public Notice for e-auction for sale of immovable property dated 04.09.2025 issued by the Authorised Officer of Omkara Assets Reconstruction Private Limited, (hereinafter referred to as “OARPL”), the Purchaser / Bidder has made/is making bid for purchase of Secured Assets as mentioned in the public notice.
3. We declare that no person who was or is a promoter or in management or control of the business of N. Venkatesh Prabhu and R. Kalaiselvi the Borrowers and/ or is a relative of its guarantors or mortgagors is holding any position in the Bidder as director or Key Management

Person or has any significant influence over the affairs of the Bidder.

4. We declare that no person who was/is a promoter or in management or control of the business of the holding company, subsidiary company, associate company or related party or connected person of the said Borrower, its guarantors, mortgagors is and/ or was holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder or is connected/related in any manner.
5. We further declare that none of the persons of the said Borrower, its guarantors, mortgagors has directly or indirectly approached the Bidder or had any influence in taking the decision or offered inducement of any nature to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors or in respect of price/ consideration offered to the OARPL.
6. We declare that Bidder is neither a related party nor has any conflict of interest and has taken independent business decision to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors solely in due course of business and based on commercial considerations after independent due diligence of the Secured Assets of the said Borrower, its guarantors, mortgagors.
7. We further declare that Bidder does not have any commercial or any such similar connections or relation with the Debtor Entity i.e. the Borrower, its guarantors, mortgagors or its promoters, its subsidiary, holding or associate companies or related parties or connected persons of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors that have had influence on the decision of the Bidder to acquire the Secured Assets of Debtor Entity i.e. the Borrower, its guarantors, mortgagors or in the matter of decision as to price/consideration offered to OARPL.
8. We declare that the Bidder or any of its officers/KMP has not been subject to any disability corresponding to the regulatory violations under any law within or outside the jurisdiction of India.
9. We hereby declare that this Declaration has been executed by the Bidder under proper authority and have obtained all approvals as may be required in this regard.
10. We make this declaration knowing that on the faith and strength thereof OARPL has agreed to consider our bid for purchase of the Secured Assets of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors.
11. The terms/expressions used herein have to be understood and construed in accordance with the definitions contained in Companies Act, 2013, Insolvency and Bankruptcy Code, 2016 and such applicable laws.
12. We hereby state, submit and confirm that whatever stated above is true, correct and the best of my knowledge.

Place:

Date:

Before Me