



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

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Authorised Officer Mobile Nos: +91 - 99623 33307 / 9884062068 / 93444684194

[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 (ies) mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt Ltd (OARPL) is/ are proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Home Finance Company 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 hereby intends to sell the below mentioned secured property (ies) for recovery of dues. The property (ies) 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", "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(s) and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgagor(s), 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 & Co Borrower	Mr. H P Santhosha & Mr. D. S. Shantharaj & M/s. Sri Mahalakshmi Medicals and General Stores		
Details of the Secured Asset:	Property of Mr. H P Santhosha, S/o Mr. Puttarajaiah, Sale Deed Doc No.3466/2018-2019, dated 16.10.2018-SRO Gandhinagara All that piece and parcel of the property bearing No.53, Khatha No.83/53, Assessment No.83 of Hurulichikanahalli Village, Hesaraghatta Hobli, Bangalore North Taluk, under the limit of Hurulichikanahalli Village, Panchayath, measuring East to West: 30 Feet, North to South: 20 Feet, in all 600 Sq. Feet and bounded on the: East by: Property No.45, West by: Road, North by: Property No.52 and, South by: Property No.54 Within the Registration District of Bangalore and Sub Registration Office at Pennya		
Owner of the property	Mr. H P Santhosha		
13(2) Notice Date	Possession Date	Outstanding dues as on 21.05.2025	
04.09.2019	23.01.2020	Rs.14,41,969/- (Rupees Fourteen Lakhs Forty-One Thousand Nine Hundred Sixty-Nine Only)	
Reserve Price	EMD - 10% of the Reserve Price	Bid Increment	Date & Time of Inspection of Property
Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)	Rs.45,000/- (Rupees Forty-Five Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	With prior appointment from the authorised officers, mobile nos. as mentioned in the heading
Account Details	Account No.: 344905000929, Name of the Beneficiary: Omkara PS22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449		
Date of E-Auction & Time	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD		



25th June 2025 Wednesday
between 11.00 AM and 12.00
Noon

23rd June 2025 Monday before 04.00 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.bankauctions.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 & Enforcement 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 22.05.2025 and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property (ies) 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: 24.05.2025

Place: Chennai



N.M. Divakar

(V M Divakaran)
Mobile No.99623 33307

**Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)**