

**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:** vm.divakaran@omkaraarc.com**Authorized Officer Mobile No.:** +91- 93446 84194 / 98840 62068 / 99623 33307**[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 Edelweiss Housing Finance Limited (EHFL) 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 took over the physical possession of the below mentioned secured property from the assignor. 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. R Sivakumar & Mr. K Radhakrishnan	
Details of the Secured Asset			
Property belongs to Mr. R. Sivakumar vide Document No.10009/2017 dt.4.9.2017 and 10010/2017 dt.11.10.2017-SRO Chengalpet Joint II All that part and parcel of the property Flat No.A-403 measuring 895 Sq. feet in 4th Floor in Block A in the project known as "Rain Tree Park" together with an undivided 424.41 Sq. feet share in land measuring 104733 Sq. feet out of 116412 Sq. feet or 2.67 acres after deducting OSR of 11679 Sq. feet comprised in S Nos 191/3B & 191/4 (S.No.191/3B1 and 191/4) as per Patta, Sengundam Village, Chengalpattu Taluk Kancheepuram District and the land bounded on the North by: Vacant land comprised in S. No.230; South by: Sengundram Road; East by: S.Nos.191/4B, 191/3B2, 191/3B3 & 191/2A2A1; West by: OSR Land			
Situated within the Registration District of Chengalpattu and the Sub Registration District of Joint II Chengalpattu			
Owner of the property		Mr. R Sivakumar	
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 12.05.2025	
16.10.2018	11.04.2019	Rs.81,70,999 (Rs. Eighty One lakhs Seventy Thousand Nine Hundred Ninety Nine only)	
Reserve Price	EMD - 10% of the Reserve Price	Bid Increment	Date & Time of Inspection of Property
Rs.25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand Only)	Rs.2,55,000/- (Rupees Two Lakh Fifty Five Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	With Prior appointment of Authorised Officer on mobile nos. given above



Account Details	Account No.: 344905001015, Name of the Beneficiary: Omkara PS33/2020-21 Trust, Bank Name: ICICI Bank, Branch: BKC 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
30 th May 2025 between 11.00 AM and 12 Noon	28 th May 2025 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.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 15 (Fifteen) 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 13.05.2025 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: 13.05.2025

Place: Chennai



V.M. Divakaran

(V M Divakaran)

Mobile No.99623 33307

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as Trustee of Omkara PS33/2020-21 Trust)