



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: mumbai@omkaraarc.com | **Tel.:** 022-69231111

Authorised Officer M no.: +91 98840 62068 / +91 93446 84194

[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 mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt Ltd (OARPL) 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. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues. The properties 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", and "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 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 is given as under:

Name of Borrower(s)/ Guarantor(s)/ Mortgagor(s)	Mr. Palle Venkat Reddy and Mrs. Palle Shilpa
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Details of the Secured Asset	<p>Property belonging to Mr. Palle Venkat Reddy S/o. Mr.Palle Anji Reddy-Document No.7871/2017 dated 15.11.2017</p> <p>All that the Flat bearing No.102 in Second Floor, with columns, beams and roof, building known as “SRI SAI LAKHSMI RESIDENCY” with super built up area 1200 Square Feet, (including common area) and Car Parking 100 Sq feet along with undivided share of land admeasuring 25 Sq yards (Out of 300 Sq yards) on Plot bearing No.94, in Survey Nos. 300 to 303, 306 to 311 and 313 and 315 situated at NARSINGHI VILLAGE and G.P. Gandipet Mandal, Ranga Reddy District, Telangana State and bonded as follows:</p> <p>North : Open to Sky South : Stair Case and Flat No.101 East : Corridor West : Open to Sky</p> <p>and more clearly delineated in the plan annexed to Sale Dee No.7871/2017 dt.15.11.2017 and marked in Red Colour.</p>
Owner of the property	Mr. Palle Venkat Reddy
Demand Notice Date	25.10.2022
Physical Possession Date	23.09.2023
Reserve Price (in Lacs.)	Rs.42,00,000/- (Rupees Forty-Two Lakhs Only)
EMD	Rs. 4,20,000/- (Rupees Four Lakhs and Twenty Thousand Only)
Bid Increment Amount	Rs.25,000/- (Rupees Twenty-Five Thousand Only)
Date & Time of Inspection of Property	24.11.2023 from 12.00 Noon to 01.00 PM
Outstanding dues as on 13.11.2023	Rs.58,67,440 (Rs. Fifty-Eight Lakhs Sixty-Seven Thousand Four Hundred Forty only)
Account Details	Account No : 344905001015, Name of the Beneficiary : Omkara PS33/ 2020-21 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC0003449
Date of E-Auction & Time	21st December 2023 Thursday Between 11.00 A.M. and 12.00 NOON
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	19th December 2023 on or before 4:00 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 30 (Thirty) days' notice 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 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 from 14.11.2023 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: 17.11.2023

Place: Chennai

(Karthi Govindasamy)
Authorized Officer,
MobileNo. 9344684194
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 33/2020-21 Trust)