



**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.:** 022-26544000

**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 from the assignor. 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:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>	Mrs. Victoriyarani F and Francis Xavier
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<b>Details of the Secured Asset</b>	<p><b><u>Property of Mrs. Victoriyarani, W/o Mr. Francis Xavier, Sale Deed Document No.3623/2013, dated 08.11.2013 of SRO, Sankagiri</u></b></p> <p>Salem District, Salem West Registration Dt, Sankari Sub registration office, Komarapalayam Taluk, Padaiveedu Village, S.F.No.92 Punjai acre 17.15, Kist Rs.38.59 and as per present sub-division S.F.No.92/17, Punjai Hec.0.84.0, Kist Rs.4.67, in which 2.08 acre of the land. In this 1.18 acre of land have been divided into house sites and laid roads etc., in this the schedule property bearing Site No.14 is bounded by:</p> <p>East of Site No.13 belonging to Ramayee, West and North of Properties purchased by Rajeswari South of 20 feet wide East-west Road</p> <p>Admeasuring:</p> <p>East to West on North: 22 feet. East to West on South: 22. ¼ feet North-South on East :33 feet. North -South on West: 32. ½ feet</p> <p>within the said measurements an extent of 724 .½ sq feet vacant site and the house building constructed thereon and rights to use the common roads etc.</p>
<b>Owner of the property</b>	Mrs. Victoriyarani F
<b>Demand Notice Date</b>	15.06.2020
<b>Physical Possession Date</b>	06.01.2022
<b>Reserve Price (in Lacs.)</b>	Rs.4,85,000/- (Rupees Four Lakhs Eighty-Five Thousand Only)
<b>EMD</b>	Rs.48,500/- (Rupees Forty-Eight Thousand Five Hundred Only)
<b>Bid Increment Amount</b>	Rs.10,000/- (Rupees Ten Thousand Only)
<b>Date &amp; Time of Inspection of Property</b>	30.09.2023 from 12.00 Noon to 01.00 PM
<b>Outstanding dues as on 15.09.2023</b>	Rs.16,25,532 (Rs.Sixteen lakhs Twnty Five Thousand Five Hundred Thirty Two only)
<b>Account Details</b>	<p><b>Account No</b> : 344905001015, <b>Name of the Beneficiary</b> : Omkara PS33/ 2020-21 Trust, <b>Bank Name</b> : ICICI Bank, <b>Branch</b> : Bandra (E), Mumbai, <b>IFSC Code</b> : ICIC0003449</p>
<b>Date of E-Auction &amp; Time</b>	<b>25<sup>th</sup> October 2023 Thursday Between 11.00 A.M. and 12.00 P.M</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>	<b>21<sup>st</sup> October 2023 on or before 4:00 pm</b>

**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) day 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 16.09.2023 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: 21.09.2023

Place: Chennai

**(Karthi Govindasamy)**

**Authorized Officer,**

**MobileNo. 9344684194**

**Omkaara Assets Reconstruction Pvt Ltd.**

**(Acting in its capacity as a Trustee of Omkaara PS 33/2020-21 Trust)**