



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 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 Omkara Assets Reconstruction Pvt. Ltd. (OARPL) is proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (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 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)/Guarantors/Mortgagors, 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. V Ayyanar & Mrs. Sumathi	
Details of the Secured Asset - Property belonging to Mr. V. Ayyanar, S/o. Vadivel Gounder, Document No.4695/2010 dated 23.09.2010, SRO of Joint II Villupuram			
All that piece and parcel of land and house property bearing Plot No.6 situated at Raja Nagar, Kandamanadi, Villupuram, approved by DTCP Chengalpattu vide ref No. 435/89 admeasuring East-West 29 feet, North-South 72 feet, totaling to an extent of 2088 Sq feet (193.98 Sq. meters) comprised in as per document S. No.291/A1, as per Patta 291A/1B2, Patta No.979 situated at Kandamanadi Revenue Village, Kandamanadi Panchayat and Koliyanur Union Panchayat limits, within the Sub Registration District of Joint II Villupuram and Registration District of Villupuram bounded on the			
North of: Plot No.27; South of: 23 feet Road; East of: Remaining portion of land; West of: Plot No.7		Mr. V Ayyanar	
Owner of the property			
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 31.03.2025	
14.10.2022	24.01.2025	Rs.51,33,363/- (Rupees Fifty-One Lakh Thirty-Three Thousand Three Hundred Sixty-Three & Only)	
Reserve Price	EMD - 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.23,40,000/- (Rupees Twenty-Three Lakhs Forty Thousand Only)	Rs.2,34,000/- (Rupees Two Lakhs Thirty-Four Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	With prior appoint from the authorised officer, mobile nos. as mentioned in the heading

Account Details	Account No.: 344905001015, Name of the Beneficiary: Omkara PS 33/2020-21 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 07 th May 2025 From 11.00 AM to 12.00 Noon
	05 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.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 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 01.04.2025 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: 02.04.2025
Place: Chennai



N.M. Divakaran

(V M Divakaran)
Mobile No.99623 333307

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