



**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:** karthigovindasamy@omkara.com | **Tel.:** 044-24323033

**Authorised Officers Mobile No.:** +91 93446 84194 / +91 98840 62068 / +91 9962333307

[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 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Limited (IBL) (Assignor Bank) along with underlying security from assignor Bank. Accordingly, OARPL has stepped into the shoes of assignor Bank 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 property 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). 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 hereunder:

**Name of Borrower(s)/ Guarantor(s)/  
Mortgagor(s)**

M/s. DEEP INDIGO (Borrower) Mr. PRIT KUMAR AND MRS. GAYTRI TALWAR (Coborrowers)



**Details of the Secured Asset****Property belonging to Mr. N. Prithkumar S/o Mr. Navanethakrishnan**

All that piece and portion of the Flat bearing No. Block F, in the Second floor of the building known as "Kremlin Square Apartment", at Plot No.1, Door No.6, E.B. Colony, 2<sup>nd</sup> Street, Adambakkam, Chennai 600 088, having Plinth area measuring 1300 sq.ft. (including of proportionate share in common areas along with Covered car parking number as F) together with 480 Sq.ft. undivided share of land in the total area measuring 2463 Sq.ft., comprised in Old Survey No.535/2 part then Survey No.535/2B, as per patta New T.S.No.44, situated at Velachery Village, Guindy Taluk, Chennai District, the total property being bounded on the

North by : Plot No.1 & 2 in Survey No.535/1;  
South by : 30 Feet Road;  
East by : Plot No.2; and  
West by : Shankar Kutty's Building

situate within the Registration District of South Chennai and the Registration Sub-District of Velachery.

Owner of the property : Mr. N. Prithkumar S/o. Mr. Navanethakrishnan

Demand Notice Date : 04.03.2019

Physical Possession Date : 08.10.2024

**Reserve Price** : **Rs.87,00,000/ (Rs.Eighty Seven lakhs only)**

EMD : Rs.8,70,000/ (Rs. Eight Lakhs Seventy Thousand only)

Bid Increment Amount : Rs.50,000/

Date & Time of Inspection of Property : By prior appointment with the Authorised Officer on mobile No. 9344684194

Outstanding dues as on 08.01.2025 : Rs.2,07,01,034/ (Rs. Two Crores Seven Lakhs One Thousand Thirty Four only)

**Account Details**

Account No : 055505010221

Name of the Beneficiary : Omkara PS30/ 2021-22 Trust,

Bank Name : ICICI Bank,

Branch : Bandra (E), Mumbai,

IFSC Code : ICIC0000555

**Date of E-Auction & Time** : **19<sup>th</sup> February 2025 From 11.00 A.M. to 12.00 Noon**

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD

17<sup>th</sup> February 2025 before 4.00 P.M.

**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 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 09.01.2025 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: 12.01.2025

Place: Chennai



**Karthi Govindasamy**  
**Authorized Officer,**  
**Mobile No: 9344684194**

**Omkara Assets Reconstruction Pvt Ltd.**  
**(acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust)**