



OMKARA ASSETS RECONSTRUCTION PVT. LTD.  
PRECISION PLAZA - THIRD FLOOR,  
OLD No. 281, NEW No. 397,  
ANNA SALAI, TEYNAMPET,  
CHENNAI - 600 018.

**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

**Authorised Officer M 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 Private Limited (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 M/s. 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:

<b>Name of Borrower &amp; Co Borrower</b>	MR. D. Dharmalingam (Borrower); Mrs. D. Renuga and Mr. D. Vallarasan (Coborrowers) Mr. K. Mahadevan (Guarantor)
<b>Details of the Secured Asset - Property belonging to Mr. D. Dharmalingam S/o. Mr. Duraisamy Document No.1462/2014 dt.26.03.2014-SRO Konnur</b>	All that piece and parcel of the property situated at Tiruvallur District, Ambattur Taluk, now within the limits of Chennai Metropolitan Development Authority Chennai Urban Development Project II Tamil Nadu Housing Board MOGAPPAIR WEST SCHEME, Mogappair West, Chennai 600037 comprised in Survey No.500 Part of Mogappair Village, "J.J.Nagar" Block No.3. "A2" Type Plot No.724 admeasuring 390 Sq feet together with Building and bounded on the North by: Plot No.3/925 South by: 16 Feet wide Road; East by : Plot No.3/723; West by: Plot No.3/725; Measuring East to West on the Northern side: 13 feet East to West on the Southern side; 13 feet North to South on the Eastern side: 30 feet North to South on the Western side: 30 feet .In all measuring an extent of 390 sq feet plot and the building thereon in Ground floor and First Floor and situated within the Registration District of Chennai North and Sub Registration District of Konnur, Chennai.
<b>Owner of the property</b>	Mr. D. Dharmalingam S/o. Mr. Duraisamy
<b>13(2) Notice Date</b>	<b>Outstanding dues as on 15.04.2026</b>
<b>Physical Possession Date</b>	
14.10.2022	28.02.2026
<b>Reserve Price</b>	<b>EMD - 10% of the Reserve Price</b>
	Rs.81,53,619/ (Rs. Eighty-One Lakhs Fifty-Three Thousand Six Hundred Nineteen Only)
	<b>Date &amp; Time of Inspection of Property</b>



Rs.38,00,000/- (Rupees Thirty-Eight Lakhs Only)	Rs.3,80,000 (Rupees Three Lakhs Eighty Thousand Only)	Rs.20,000/- (Rupees Twenty Thousand Only)	With prior appoint from the authorised officer, mobile nos. as mentioned in the heading
Account Details	<b>Account No.:</b> 344905001015 Name of the Beneficiary: Omkara PS 33/2020-21 Trust, <b>Bank Name:</b> ICICI Bank, <b>Branch:</b> BKC Mumbai, <b>IFSC Code:</b> ICIC0003449		
<b>Date of E-Auction &amp; Time</b>	<b>20<sup>th</sup> May 2026 (Wednesday) between 11.00 AM and 12.00 Noon</b>	<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>	18 <sup>th</sup> May 2026 (Monday) 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 & 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 16.04.2026 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: 16.04.2026  
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 PS 33/2020-21 Trust)**

CHENNAI - 600 018  
16/04/2026  
11:00 AM