

**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:** karthi.govindasamy@omkaraarc.com | **Tel.:** 044-24323033**Authorised Officer M no.:** 9344684194 / 9884062068**[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 has taken over the physical possession of the below mentioned secured property through process of law. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The property 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)/Guarantors/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 as under:

Name of Borrower(s)/ Guarantor(s)/ Mortgagor(s)	Mrs. GAJJALA SUREKHA / MR. GAJJALA BABU RAJENDRAPRASAD
Details of the Secured Asset:	Property belongs to Mr. Gajjala Babu Rajendra prasad vide Gift Settlement Deed Document No.1386/2005 dt.6.10.2005. All that open site with constructed house, in Town Area extent 825 Sq feets or 91.66 Square yards situated at Venkatagiri-Urban in Survey No.279 and Door No.22-455/1, Peerjathipeta, Venkatagiri,- Venkatagiri Sub District, Gudur- Registration District, SPS Nellore District and bounded by North: Site of M. D. Khadar Basha; East: House of Gajjala Malliswaramma; South: House of Sdavaram Munnaiah and West: Road within these boundaries East to West is 30 feet (9.144 meters) and North to South is 27.5 feet (8.382 meteres) with a total area of 825 Square feet or 91.66 Square yards and within the said site RCC roofed House extent of 825 square feet with doors, door frames, electricity service connection etc
Owner of the property	Mr. Gajjala Babu Rajendra Prasad
Demand Notice Date	17.04.2018
Physical Possession Date	08.05.2019
Reserve Price	Rs.15,50,000/ (Rs. Fifteen Lakhs Fifty Thousand only)
EMD	Rs.1,55,000/ (Rs. One lakh Fifty-Five Thousand only)

Bid Increment Amount	Rs.25,000/ (Rs. Twenty-Five Thousand only)
Date & Time of Inspection of Property	By prior appointment with Authorised Officer on mobile No. 9344684194
Outstanding dues as on 22.10.2024	Rs.58,29,553/ (Rs. Fifty-Eight Lakhs Twenty Nine Thousand Five Hundred Fifty Three 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	27th November 2024 Wednesday 1.00 P.M. to 2.00 P.M.
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	25th November 2024 Monday 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 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 23.10.2024 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: 24.10.2024
Place: Chennai

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