



**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohinor Square, 47th Floor, N.C. Kelkar Marg R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028

**Email:** karthi.govindasamy@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 PROPERTIES**

**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) are proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Home Finance Company 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", 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(s) 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 are given as under:

S.No	Borrower/Co-Borrower / Guarantors /Date of Demand Notice u/s 13(2) of SARFAESI Act. / Date of Physical Possession	Owner of the Property	Description of Property	Nature of Property	Outstanding amount as on 06.01.2025	Reserve Price/Bid increment	EMD-10% of the Reserve Price	Inspection Date/Time
LOT 1	Mr. M.R. Rajaram / Mrs. Priya . R and M/s. Annamalai Networks and Telesystems 13(2) Date: 14.02.2020 Phy Poss Date: 30.09.2024	Mr. M.R. Rajaram	Schedule A All that piece and parcel of the land and building in plot no.25 measuring an extent of 2222 Sq. ft in the approved layout known as "Karthik Nagar Extension - 1", (Approved No .DTCP 179/2002) Planning Permission No.45/2013, comprised in Survey Nos.82/2A and 82/2B, situated at New No.169, Madambakkam Village, Kundrathur Panchayat Union, Sriperumbudur Taluk, Kancheepuram	Residential Flat	Rs.43,90,329/- (Rupees Forty-Three Lakhs Ninety Thousand Three Hundred Twenty-Nine Only)	Rs.26,00,000 /- (Rupees Twenty Six Lakhs Only)  Bid increment Rs..10000/ (Rs.Ten	Rs.2,60,000/ (Rupees Two Lakhs Sixty Thousand Only)	On 20.01.2025 between 11.00 A.M and 12.00 Noon and  On 03.02.2025 between 11.00 A.M and 12.00 Noon



<p>District, within the registration district of Chennai South and Sub - Registration District of Guduvanchery and bounded on the North by : Plot No.24; South by : Plot No.26; East by : Vacant Land; West by : 23 feet Layout Road Measuring</p> <p>East to west On the Northern Side: 63 Feet; East to west On the Southern Side: 64 Feet; North to South on the Eastern side: 35 Feet; North to South on the Western side: 35 Feet</p> <p>And in all admeasuring 2222 Sq. Ft or thereabouts situate within the registration district of Chennai south, sub district of Guduvanchery.</p> <p><u>Schedule - B</u></p> <p>An 294 Sq. Ft of undivided share of land from and out of schedule A mentioned property with flat No. S-1, in second floor, plinth area of 712 Sq. ft, inclusive of common area in schedule A mentioned property</p>	<p>Resident ial Flat</p>	<p>Rs.44,92,568/ (Rupees Forty- Four Lakhs Ninety-Two Thousand Five Hundred Sixty-Eight Only)</p>	<p>Rs.28,00,000 (Rupees Twenty- Eight Lakhs Only)</p> <p>Bid Increment Rs.10000/ (Rs.Ten Thousand only)</p>	<p>Rs.2,80,000. (Rupees Two Lakhs Eighty Thousand Only)</p>	<p>On 20.01.2025 between 11.00 A.M and 12.00 Noon and On 03.02.2025 between 11.00 A.M and 12.00 Noon</p>
<p>Mr. M.R. Rajaram / Mrs. Priya . R and M/s. Annamalai Networks and Telesystems</p> <p>13(2) Date: 14.02.2020 Phy Poss Date: 09.10.2024</p>	<p>Mr. M.R. Rajaram</p>	<p>Schedule A</p> <p>All that piece and parcel of the land and building in plot no.25 measuring an extent of 2222 Sq. ft in the approved layout known as "Karthik Nagar Extension - 1", (Approval No .DTCP 179/2002) Planning Permission No.45/2013, comprised in Survey Nos.82/2A and 82/2B, situated at New No.169, Madambakkam Village, Kundrathur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District, within the registration district of Chennai South and Sub - Registration District of Guduvanchery and bounded on the</p> <p>North by : Plot No.24; South by : Plot No.26; East by : Vacant Land; West by : 23 feet Layout Road Measuring East to west On the Northern Side : 63 Feet; East to west On the Southern Side :</p>	<p>Thousand only)</p>		

			<p>64 Feet; North to South on the Eastern side : 35 Feet; North to South on the Western side : 35 Feet          And in all admeasuring 2222 Sq.ft or thereabouts situate within the registration district of Chennai south, sub district of Guduvanchery.  <u>Schedule - B</u>          An 315 Sq.ft of undivided share of land from and out of schedule A mentioned property with Flat No. S-2, in second floor, plinth area of 761 Sq. ft, inclusive of common area in schedule A mentioned property</p>			
Account No.: 344905000929, Name of the Beneficiary: Omkara PS 22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449						
Date of E-Auction & Time		<p><b>LOT 1. 12<sup>th</sup> February 2025 (Wednesday) Between 10.00 A.M and 11.00 A.M.</b>  <b>LOT 2. 12<sup>th</sup> February 2025 (Wednesday) Between 12.00 Noon and 1.00 P.M.</b></p>				
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD		10 <sup>th</sup> February 2025 on or 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 07.01.2025 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: 08.01.2025  
Place: Chennai



*C. Karthi Govindasamy*  
 (Karthi Govindasamy)  
 Mobile No.9344684194

**Authorized Officer,**  
**Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)**