



**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

**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 and 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 Edelweiss Housing Finance Limited (EHFL) 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 took over the physical possession of the below mentioned secured property from the assignor. 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)/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:

<b>Name of Borrower &amp; Co Borrower</b>	Mr. Manginapally Srinivas Rao & Mrs. Malleshwari Manginapally		
<b>Details of the Secured Asset</b>	<b>Property of Mr. Manginapally Srinivas Rao Sale Deed Document No. 3880/2017 dt.26.07.217 SRO Malkajgiri</b> All that the Flat No. T3 in Third Floor of "Sai Leela Enclave" on part of Plot Bearing Nos.35 & 36, with Municipal Door No.5-9-240/36/T3 in Survey Nos.161 & 166, with Built-up Area of 935 Sq. Feet, including Common Areas along with Undivided Share of Land 27.00 Sq. Yards Equivalent to 22.57 Sq. Meters out of 640.00 Sq. Yards Equivalent to 535.04 Sq. Meters. Situated at Yapral Village, Under GHMC, Alwal Circle and Mandal, Medchal-Malkajgiri District, Erstwhile Malkajgiri Mandal, Ranga Reddy District, Telangana State and bounded by <b>North</b> : Open to Sky; <b>South</b> : Flat No. T2; <b>East</b> : Corridor; <b>West</b> : Open to Sky		
<b>Owner of the property</b>	Mr. Manginapally Srinivas Rao S/o. Manginapally Brahmaiah		
<b>13(2) Notice Date</b>	<b>Physical Possession Date</b>	<b>Outstanding dues as on 17.02.2025</b>	
31.07.2019	22.11.2019	Rs.38,77,075/- (Rupees Thirty-Eight Lakhs Seventy Seven Thousand and Seventy-Five Only)	
<b>Reserve Price</b>	<b>EMD - 10% of the Reserve Price</b>	<b>Bid Increment Amt</b>	<b>Date &amp; Time of Inspection of Property</b>
<b>Rs.20,50,000/- (Rupees Twenty Lakhs Fifty Thousand Only)</b>	Rs.2,05,000/- (Rupees Two Lakhs Five 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	26 <sup>th</sup> March 2025 between 11.00 AM and 12.00 Noon
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	24 <sup>th</sup> March 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 18.02.2025 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: 20.02.2025  
Place: Chennai



*G. Karthi Govindasamy*

(Karthi Govindasamy)  
Mobile No.9344684194

**Authorized Officer,**

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