

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (W) Mumbai 400028.**Email:** rajesh.jumani@omkaraarc.com | **Tel.:** 044-24323033**Authorised Officer M no.:** +91 98840 62068 / +91 93446 84194**[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 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Limited (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 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(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:

Name of Borrower(s)/ Guarantors/ Mortgagors	Mr. P J Pranav & Mrs. Rani Pranav
Details of the Secured Asset	<u>Property of Mr. P J Pranav, S/o Mr. P V Jothilingam, Sale Deed Document No.6484/2011, dated 05.12.2011 & Rectification Deed Doc No.1604/2013, dated 08.03.2013 of SRO, Pammal</u> All that piece and parcel of Residential Flat, bearing Flat No. F7, First Floor, building known as “Emperor House”, Block No.D, Door No.25 A, MGR Nagar, 3rd Street, Anakaputhur, Chennai - 600070, having built up area of 842 Sq.ft (inclusive of common areas and 60 Sq.ft of car parking area) together with 432 Sq.ft of Undivided Share of Land, out of the total land admeasuring 2604 Sq.ft, comprised is Old Survey No.115/2 and 115/1, Patta Nos.1664 and 1679 as per New Survey No.115/1A and 115/2A of Anakaputhur Village, formerly Tambaram Taluk, presently Alandur Taluk, Kancheepuram District and bounded on the North by : Sub Division Plot No. A South by : Markaz School East by : Plot No.C West by : 20 Feet Road (MGR Nagar 3rd Street) Situated within the Sub Registration District of Pammal and Registration District of Chennai South.

Owner of the property	Mr. P J Pranav
Demand Notice Date	20.04.2022
Physical Possession Date	30.01.2023
Reserve Price (in Lacs.)	Rs.20,60,000/- (Rupees Twenty Lakhs Sixty Thousand Only)
EMD	Rs.2,06,000/- (Rupees Two Lakhs Six Thousand Only)
Bid Increment Amount	Rs.25,000/- (Rupees Twenty Five Thousand Only)
Date & Time of Inspection of Property	05.07.2024 from 3.00 PM to 4.00 PM
Outstanding dues as on 10.06.2024	Rs.24,40,765.72/- (Rupees Twenty Four Lakhs Forty Thousand Seven Hundred Sixty Five and Paise Seventy Two Only)
Account Details	Account No : 344905001084, Name of the Beneficiary : Omkara PS06/ 2021-22 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC0003449
Date of E-Auction & Time	15th July, 2024 (Monday) Between 12.00 Noon and 01.00 P.M
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	12th July, 2024 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 15 (Fifteen) days notice 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 the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 11.06.2024 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: 22.06.2024

Place: Chennai

(Rajesh. B. Jumani)

Mobile No: 9884062068

**Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)**