



# OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor N.C.Kelkar Marg, R.G. Gadkari Chowk, Dadar (W) Mumbai 400028.

**Email:** rajesh.jumani@omkaraarc.com

**Authorised Officer M no.:** +91 98840 62068 / 9344684194

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

## [Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

## PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY

**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 (5)(d) and 8(6) and 8 (8) and 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) & Mortgageor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omikara Assets Reconstruction Private Limited (OARPL) is proposed to be sold by **PRIVATE TREATY**. Further, OARPL (acting in its capacity as Trustee of Omikara 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 (FIHFL) ie (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 Symbolic Possession of the below mentioned secured property from the assignor and physical possession subsequently. The Authorized Officer of OARPL having failed in three earlier auction attempts to sell the property is now proposing to sell the same under private treaty 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) shown below. Details of the Borrower(s)/Guarantor(s)/Mortgageor(s), Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Notice Date, previous auction dates, Reserve Price, Earnest Money Deposit (EMD) are given below;

| Sr. No. | Name of Borrower(s)/ Guarantors/ Mortgageors | Details of the Secured Asset   | Owner of the property | Outstanding Dues as on 12.02.2024                           | Demand Notice Date | Possession Notice Date and Previous auction dates      | Reserve Price (Rs. In Lakhs)          | Application money  |
|---------|--|--|-----------------------|---|--------------------|--|---------------------------------------|--|
| 1.      | Pandurangam Chedudupu, Tumma Manjula &       | All That Unit No. II bearing GHMC No. 4-3-448 TO 460 & 4-3-465 TO 468/UNIT - II / TF, in Third Floor in the building complex known as "VINOOTHANA PITTIES MAJESTY", admeasuring 5772 | Pandurangam Chedudupu | Rs.7,78,00,770/ (Rs. Seven Crores Seventy-Eight Lakhs Seven | 31.01.2020         | 15.06.2020 (Symbolic) 28.12.2023 (Physical possession) | 2,27,00,000 (Two Hundred Twenty-Seven | Rs. 22,70,000/- (Twenty-Two lakhs seventy Thousand only) |

|                      |  |                          |  |               |  |
|----------------------|--|--------------------------|--|---------------|--|
| Tirumala Enterprises | Sft., of plinth area (including common areas) and five car parkings area 600 Sft., together with undivided share of land admeasuring 195.80 Sq. yards or 163.69 Sq.mtrs., out of total land admeasuring 4970.5 Sq.yards or 4156 Sq. meters, in House bearing Municipal Nos. 4-3-448 to 460 and 4-3-465 to 468, on Land bearing Survey Plot T.S.L.R. No. at 2, 5 and 6, situated at Gopal Bagh, Troop Bazar, Sultan Bazar, Bank Street, Hyderabad, under R.O. Hyderabad, Telangana State, which is more clearly shown in the plan annexed hereto and delineated in Red colour and Bounded by :-<br><br>Boundaries for Entire Land:<br><br>North: Existing C.C. Road,<br>South: Existing C.C. Road,<br>East: Existing C.C. Road,<br>West: 30' wide Road.<br><br>Boundaries for Unit No. II in Third Floor<br><br>North : Unit No. I Staircase, Corridor & Lift,<br>South : Open to sky,<br>East : Open to sky,<br>West : Corridor & Open to sky, | Hundred<br>Seventy only) | 25.8.2020<br>and<br>29.11.2022<br>28.03.2023 | Lakhs<br>Only |  |
|----------------------|--|--------------------------|--|---------------|--|

|  |                                     |
|--|-------------------------------------|
| Due Date for submitting application and remittance of application money ie 10% of the reserve price. | <b>29.02.2024- before 4.00 P.M.</b> |
| Last date and time for submission of bid letter of participation/KYC Document                        | <b>29.02.2024- before 4.00 P.M.</b> |

**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>

**STATUTORY NOTICE FOR SALE UNDER Rule 8 (5)(d) and 8(6) and 8 (8) and 9(1) OF SECURITY INTEREST (ENFORCEMENT)**

**RULES, 2002**

This notice is also a mandatory notice of not less than 15 (Fifteen ) days to the Borrower(s) of the above loan account under Rule 8(5d) 8(6) 8(8) and 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 proposed sale by private treaty 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 13.02.2024 and all costs charges and expenses any time before the closure of the deal. 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: 13.02.2024

Place: Chennai

(Rajesh. B. Jumani)

Mobile No: 9884062068

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 22/2020-21 Trust)