



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

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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)**

MR. PATHAN AHAMAD KHAN and PATHAN SULTANA



Details of the Secured Asset

Property belonging to Mr. Pathan Ahamad Khan son of Mr. Pathan Gaffar Khan vide Sale Deed Document No. 611/2014 dt.27.01.2014 SRO Guntur

All that part and parcel of land and residential Building in Guntur District, Guntur Sub District, Guntur Municipal Corporation area, Guntur City Chinna Bazar, Syed Khan Street, old Municipal Ward No.8 and the new Ward No.9, Block No.3, T.S. No.338 with an extent of 863 Sq feet municipal property bearing the Door No. 18-4-2, 18-3-23/1, 18-2-23 currently under new Door Nos.18-3-22/2,18-3-22/A with Assessment No. 23626/1,23626/A and the current assessment No. 81320,81323. The boundaries of the property are; East: Boundary of property belonging to Raheem Khan and others 25.1 feet; South: Boundary of property belonging to Mohammed Pacha Sahib 4.11 feet; West: Boundary of property belonging to Mohammed Ibrahim Sahib and others 4.6 feet; Back South: Boundary of property belonging to Mohammed Ibrahim sahib and others 31.0 feet; Back West: Boundary of the Municipal Corporation Road 19.6 feet; North: Boundary of property of Rahim Beg and others 32.6 feet; Back West: Boundary of Rashim Beg and others 2.0 feet and Back North: Boundary of Abdul Khader Khan Sahib and others 4.11 feet. Between these boundaries the land measuring 82.2/9 Sq yards or 68.72 Sq meters, including RCC roofed house and the upper floor building along with the associated timber, roofing, doors, door frames, windows, wall cabinets and other walls with electricity consumer connection bearing S C No.4004 deposit and municipal water tap connection

Owner of the property	Mr. Pathan Ahamad Khan
Demand Notice Date	23 rd March 2018
Physical Possession Date	7 th May 2019
Reserve Price	Rs.34,70,000 (Rupees Thirty-Four Lakhs Seventy Thousand only)
EMD	Rs.3,47,000/- (Rupees Three Lakhs Forty-Seven Thousand only)
Bid Increment Amount	Rs. 25,000/ (Rupees Twenty-Five Thousand Only)
Date & Time of Inspection of Property	By prior appointment with Authorised Officer on mobile No. 9344684194
Outstanding dues as on 21.10.2024	Rs.1,30,78,780/ (Rs. One Crore Thirty Lakhs Seventy Eight Thousand Seven Hundred Eighty 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

