



OMKARA
ASSET RECONSTRUCTION PRIVATE LIMITED

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100T22014PTC020363
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

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[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) & Mortgageor(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 Finance 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 stepped into the shoes of assignor 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)/Guarantors/Mortgageors, 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 & Co Borrower	Mr. Pathan Ahamad Khan & Mrs. 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 China 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 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, Tap Connection.	
Owner of the property	Mr. Pathan Ahamad Khan
13(2) Notice Date	Physical Possession Date Outstanding dues as on 17.02.2025



23.03.2018	07.05.2019	Rs.1,36,66,601/- (Rupees One Crore Thirty-Six Lakhs Sixty-Six Thousand Six Hundred One Only)
Reserve Price	EMD - 10% of the Reserve Price	Bid Increment Amt
Rs.32,00,000/- (Rupees Thirty-Two Lakhs Only)	Rs.3,20,000/- (Rupees Three Lakhs Twenty Thousand Only)	Rs.25,000/- (Rupees Twenty Five Thousand Only)
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	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	
13 th March 2025 From 11.00 AM to 12.00 Noon	11 th 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 15 (Fifteen) 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



(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)