



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

**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:** rajesh.jumani@omkaraarc.com  
**Authorised Officer M 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 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 (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)/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:

<b>Name of Borrower &amp; Co Borrower</b>	<b>Mrs.M. Revathy &amp; Mr. T. Murugesan</b>
<b>Details of the Secured Asset</b>	All that piece and parcel of Land and Building bearing Door No.99, North Mada Street, Padi, Chennai - 600 050. Land Measuring an Extent of 4778 Sq. Ft. together with Building Comprised in Old Survey No.310/2, As per Ambattur Town Survey Field Register Old Survey No. 310/2B and 310/28, Present T.S.No.98/1, 98/2, 98/3 and 98/4, Block No.7, situated at Padi Village, Ambattur Taluk, Thiruvallur District Land and Building bounded on the: <b>North by:</b> Chandrammal House, <b>South by:</b> Property belongs to Mrs. S. Pankani, East by: Land belongs to Sri Kailashanathan Kovil, <b>West by:</b> North Mada Street. Land Measuring 4778 Sq. Ft. East to West on the Northern side: 125 Feet 6 Inches; East to West on the Southern side: 139 Feet 0 Inches; North to South on the Eastern side: 32 Feet 6 Inches (as per document) 40 Feet 0 Inches (as at site); North to South on the Western side: 40 Feet 0 Inches (as per document) 32 Feet 6 inches (as at site) In all total Land Measuring 4778 Sq. Ft and the building thereon with EB connection etc. Situate within the Sub-Registration District of Villivakkam and Registration District of Central Chennai.
<b>Owner of the property</b>	Mrs. M Revathy
<b>Demand Notice Date</b>	03.10.2018
<b>Physical Possession Date</b>	20.09.2019
<b>Reserve Price</b>	Rs.1,50,00,000/ (Rupees One Crore Fifty Lakhs Only)
<b>EMD - 10% of the Reserve Price</b>	Rs.15,00,000/ (Rupees Fifteen Lakhs Only)



Bid Increment Amount	Rs.50,000/
Date & Time of Inspection of Property	By prior appointment with the Authorised Officer on mobile Nos given above
Outstanding dues as on 31.01.2025	Rs.3,17,20,768/- (Rupees Three Crore Seventeen Lakhs Twenty Thousand Seven Hundred Sixty-Eight 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	20 <sup>th</sup> February 2025 From 11.00 A.M. to 12.00 Noon
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	18 <sup>th</sup> February 2025 before 4.00 P.M.

**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 01.02.2025 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: 02.02.2025  
Place: Chennai



*Rajesh*

(Rajesh B. Jumani)  
Mobile No.9884062068

Authorized Officer,

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