



OMKARA
ASSETS RECONSTRUCTION PVT. LTD. (PVT. LIMITED)

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
Old Door No.1, New Door No.1A/4,
Shantiram Centre, 4th Floor,

Uthamar Gandhi Road, First Lane,
(Behind Bharat Petroluem Bunk)
Nungambakkam, Chennai - 600 034.

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: karthi.govindasamy@omkaraarc.com

Authorised Officer Mobile No.: +91- 93446 84194 / 98840 62068 / 996223 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 Omkara Assets Reconstruction Pvt. Ltd. (OARPL) is proposed to be sold by e-auction. Further, Omkara Assets Reconstruction Pvt Ltd (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 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)/Guarantor(s)/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 & Co Borrower

Mr. S Senthil Kumar & Mrs. Ambigavathy

Details of the Secured Asset - Property belonging to Mr. S. Senthilkumar S/o. Mr. G. Subramani - Document No.2980/2018 and 2981/2018 dated 22.06.2018, SRO of Konnur.

SCHEDULE "A" PROPERTY

All that piece and parcel of vacant land bearing Plot No.15 Part and 16 situated at 39th Kakkannji Street, General Kumara Mangalam Colony, Chennai 600082 measuring an extent of 1883 Sq feet and 825 Sq.feet respectively (Plot approved by Corporation of Chennai vide Planning Permit No.PPA/WDC06/13034/2012 and Building approval No.BA/CD06/02020/2013 dated 15.03.2013 for Plot No.15 vide Planning Permit No.PPA/WDC06/13036/2012 and Building Approval No.BA/CD06/01070/2013 dated 13.02.2013 for Plot No.16) situated in Survey No.14 pt. Konnur Village, Purasawakkam-Perambur Taluk, Chennai District:
Item No:1 - Measurement and Boundaries for Plot No.15 Part - North by: Plot No.13,14; South by: Plot No.19; East by: 39th Street remaining part of Plot No.15; West by: Plot No.16

Measuring - East to West on the Northern side: 22.0 feet; East to West on the Southern side: 22.0 feet; North to South on the Eastern side: 37.5 feet; North to South on the Western side: 37.5 feet.In all measuring an extent of 825 Sq feet

Item No.2 - Measurement and Boundaries for Plot No.16 - North by: Plot No.13; East by: Plot No.15; South by: Plot No.17; West by: Street

Measuring - On the Northern side: 50.0 feet; On the Southern side: 52.5 feet; On the Eastern side: 37.5 feet; On the Western side: 36.5 feet

In all measuring an extent of 1883 Sq feet

Extent of item No.1: 825 Sq. feet Extent of item No.2: 1883 Sq. feet Total Extent: 2708 Sq. feet

SCHEDULE 'B' PROPERTY

(Land conveyed to the Purchaser)



All that piece and parcel of vacant house site with all the rights and privileges appertaining thereto, measuring an extent of 200 Sq feet of undivided share of land with fully finished flat as per specification in Construction agreement
SCHEDULE 'C' PROPERTY
 Ground Floor, Flat No. G-3 with an area of 553 Sq feet (including the common area) in the building known as "EDEN GARDEN APARTMENT", portion of the above said Schedule 'A' mentioned property.

Owner of the property		Mr. S Senthil Kumar	
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 25.05.2026	
06.12.2022	27.05.2024	Rs.54,65,443/- (Rupees Fifty Four Lakhs Sixty Five Thousand Four Hundred Forty Three Only)	
Reserve Price	EMD - 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.21,70,000/- (Rupees Twenty-One Lakhs Seventy Thousand Only)	Rs.2,17,000/- (Rupees Two Lakhs Seventeen Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	With prior appointment from the authorised officer, mobile nos. as mentioned in the heading
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			
18th June 2026 (Thursday) Between 12.00 NOON and 01.00 P.M			
16th June 2026 (Tuesday) 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.bankenauctions.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 26.05.2026 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: 26.05.2026
Place: Chennai



(Signature)
 (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)