



**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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[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 took over the physical possession of the below mentioned secured property. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The properties 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/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 hereunder:

**Name of Borrower(s)/ Guarantors/  
Mortgagors**

**Mr. Syed Khaleel. S.K S/o. Syed Khader and Mrs. Nasreen Begum W/o. Mr. Syed  
Khaleel S.K.**



**Details of the Secured Asset**

Property belonging to Mrs. Nasreen Begum W/o. Mr. S. K. Syed Khaleel and Mr. S. K. Syed Khaleel S/o S.M. Syed Khader vide Document No.3581/2017 dt.15.6.2017 and 3582/2017 dt.03.07.2017- Both registered at SRO Madhavaram on 03.07.2017.

**SCHEDULE 'A'**  
**(Entire Property)**

**Item No:1**

Land measuring 3234 Square feet (7 ½ cents) situated at Krishnan Street, Teacher's Colony, Gandhi Nagar, Kodungaiyur, Chennai 600 118, bearing Survey No.136/4A, Patta No.761, 689 of 2006, T.S.No.16, Block No.32 New Patta No.1639/2006

Measuring  
North to South on the Eastern side.... 58 feet  
North to South on the Western side... 58 feet  
East to West on the Northern side.... 56 ½ feet  
East to West on the Southern side.... 55 feet  
Bounded on the

North by : Krishnan Street  
South by : Item -2 Property  
East by : Property owned by Pastor bearing Survey No.136/4B and TS No.17  
West by : Property owned by Leonard Sargunam and Dhanabagyam and G.R. Thirumana and T.S.No.13,14 and 15

Mandapam bearing Survy No.136/2A

Totally measuring 3234 Square feet (7 ½ cents) situated within the Registration District of North Chennai and Sub Registration District of Madhavaram, Chennai.

**Item No.2:**

Vacant Land measuring 4713 Square feet (11 cents) situated at Krishnan Street, Teacher's Colony, Gandhi Nagar, Kodungaiyur, Chennai 600 118, bearing Survey No.136/4A, Patta No.761,689 of 2006, T.S.No.16, Block No.32 New Patta No.1639/2006

Measuring  
North to South on the Eastern side..... 91 feet  
North to South on the Western side..... 90 ½ feet (43+47 ½ )  
East to West on the Northern side.... 55 feet  
East to West on the Southern side.... 58 feet 6 inches (45+13' 6")  
Bounded on the

North by : Item 1 Property measuring 7 ½ Cents (C. Ponnusamy Property)  
South by : C. Ponnusamy Property  
East by : Property owned by Pastor bearing T.S. No.17  
West by : G.R. Thirumana Mandapam and Leonard Sargunam and Dhanabagyam properties bearing T.S. No.13,14 and 15

Totally measuring 4713 Sq feet (11 Cents) situated within the registration district of North Chennai and Sub Registration District of Madhavaram, Chennai. Total extent of Item No.1 and 2 properties totaling 3234+4713 =7947 sq feet (18 ½ cents) As per Patta 7 Ares and 70 Sq meters=8285 Sq feet.



**SCHEDULE "B"**