



**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:** karthigovindasamy@omkaraarc.com | **Tel.:** 044-24323033

**Authorized Officer M no.:** +91 93446 84194 / +91 98840 62068

[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"**



**(LAND COVERED BY A, B AND C BLOCKS WITH PASSAGE**

All that piece and parcel of vacant land Sub divided as Plot Nos. A, B and C, (vide Sub Division Planning permit No.SD/WDCN04/00252/2014)-Patta C.A.No.264/2014, T.R/668/2014 dated 17.03.2014. Building Plan approval issued by Corporation of Chennai at Krishnan Street, Teachers Colony, "Gandhi Nagar" Kodungaiyur, Chennai 600 118 comprised in Survey No.136/4A, T.S.No.16, Block No.32 of Kodungaiyur Village, Fort-Tondiyarpatt Taluk, at present Perambur Taluk, measuring 6192 Sq feet or thereabouts (Each Block measuring 2064 Sq feet) bounded on the North by : Krishnan Street

South by : Property belonging to Mr.C. Ponnuswamy

East by : Common Passage (Eastern portion of the A Schedule property)

West by : Property belonging to G.R. Thirumana Mandapam and Mr. Leonard Sargunam and Dhanabagayam T.S.No.13,14, and 15

Together with 877 Sq feet undivided share in the common passage measuring 1755 sq feet situated on the A-Schedule property, both put together a total extent of 7069 Sq feet (7947-878 (Remaining Passage area)=7069 sq feet) of land within the Registration District of Chennai North and Sub-Registration Dt of Madhavaram.

**SCHEDULE "C"**

**(Property conveyed to Purchasers)**

421/7069 Sq feet (421 Sq feet out of 7069 sq feet) of Undivided share of land in the Schedule "B" property.

**SCHEDULE "D"**

Super plinth area of 678 Sq feet with common area measuring 135 sq feet totally measuring 813 sq feet in the BACK PORTION of the "B" Schedule Land, ie C-BLOCK, First Floor of the Flat System named **OMMURUGA APARTMENTS**, Flat No. F7 along with one covered car parking marked as F7 situated within the registration district of North Chennai and Sub Registration District of Madhavaram.

<b>Owner of the property</b>	<b>Mrs. Nasreen Begum W/o. Mr. S. K. Syed Khaleel and Mr. S. K.Syed Khaleel S/o S.M. Syed Khader</b>
<b>Demand Notice Date</b>	06.12.2022
<b>Physical Possession Date</b>	04.01.2024
<b>Reserve Price (in Lacs.)</b>	<b>Rs.35,00,000- (Rupees Thirty-Five Lakhs only)</b>
<b>EMD</b>	Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)
<b>Bid Increment Amount</b>	Rs.25,000/- (Rupees Twenty-Five Thousand Only)
<b>Date &amp; Time of Inspection of Property</b>	By prior appointment with the Authorised Officer on Mobile No. 9344684194 or 9884062068
<b>Outstanding dues as on 21.10.2024</b>	Rs.77,61,254/ (Rs. Seventy-Seven Lakhs Sixty-One Thousand Two Hundred fifty Four only)
<b>Account Details</b>	<b>Account No</b> : 344905001015, <b>Name of the Beneficiary</b> : Omkara PS33/ 2020-21 Trust, <b>Bank Name</b> : ICICI Bank, <b>Branch</b> : Bandra (E), Mumbai, <b>IFSC Code</b> : ICIC0003449
<b>Date of E-Auction &amp; Time</b>	<b>13<sup>th</sup> November 2024 between 11.00 A.M. and 12.00 Noon</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>	11 <sup>th</sup> November 2024 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.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 & Reformation 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 22.10.2024 and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property 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: 23.10.2024  
Place: Chennai



**Karthi Govindasamy**  
Authorized Officer,  
Mobile No: 9344684194

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