

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, R.G. Gadkari Chowk, Dadar (W) Mumbai 400028**Email:** mumbai@omkaraarc.com | **Tel.:** 022-69231111**Authorised Officer Mobile no.:** 98840 62068 / 9344684194**[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 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Limited (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues. The property 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(s) and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, 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(s)/ Guarantors/ Mortgagors	Mr. Nabeel & Mrs. Ancy L
Details of the Secured Asset	<u>Property of Mr. Nabeel S/o Mr. Naseer & Mrs Ancy W/o Nabeel Document No. 1707/2015 dated 01.10.2015 of SRO, Navaikulam.</u> All that piece & parcel of the property having an extent of 04.05 Ares (10 Cents) of land in survey no. 123/22-1 (Old survey no. 534/A-3/4-1) of Kudavoor Village, Varkala Taluk, Thiruvananthapuram District together with building bearing 9/125-A. More particularly mentioned in the Registered Settlement deed no. 1707/2015 of Navaikulam, Sub Registry. Having boundaries (as per location sketch dated 14.09.2019) North: Property of Rajan South: Property of Satyakala East: Property of Unni West: Channarkonam Road
Owner of the property	Mr. Nabeel and Mrs.Ancy
Demand Notice Date	29.12.2021
Possession Date	21.11.2022
Reserve Price (in Lacs.)	Rs.25,85,000/- (Rupees Twenty Five Lakhs Eighty Five Thousand Only)
EMD	Rs.2,58,500/- (Rupees Two Lakhs Fifty Eight Thousand Five Hundred Only)
Bid Increment Amount	Rs.25,000/- (Rupees Twenty Five Thousand Only)

Date & Time of Inspection of Property	02.11.2023 from 02.00 PM to 3.00 PM
Outstanding dues as on 16.10.2023	Rs.41,88,277.54/- (Rupees Forty One Lakhs Eighty Eight Thousand Two Hundred Seventy Seven and Paise Fifty Four Only)
Account Details	Account No : 344905001084, Name of the Beneficiary : Omkara PS06/ 2021-22 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC0003449
Date of E-Auction & Time	09th November, 2023 (Thursday) Between 11.00 A.M. and 12.00 Noon
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	07th November, 2023 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.bankeauctions.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) and mortgagor(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 the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 17.10.2023 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: 19.10.2023
Place: Chennai

(Rajesh. B. Jumani)
Mobile No: 9884062068
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)