

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, R.G. Gadkari Chowk, Dadar (W) Mumbai 400028**Email:** karthi.govindasamt@omkaraarc.com | **Tel.:** 044-24323033**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:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>	Mr. Sahadevan. P.K. (Borrower/ Mortgagor) and Mrs. Syra Sahadevan (Coborrower)
<b>Details of the Secured Asset</b>	<b>Property of Mr. Sahadevan P.K, S/o Mr. Karunakaran and Mrs. Syra Sahadevan, W/o Mr. Sahadevan P.K, Document No: 1089/2008, 17.09.2008 of SRO, Kadapra.</b> District:Pattanamthitta Sub District:Kadapra Taluk:Thiruvalla Village:Nedumbram Firka: Thiruvalla Panchayat :Nedumbram Block No:5 Old Survey No.:1/7, 2/2, 11/20, 11/8, 11/7, 11/21 Re-Survey No. : 432/1-5 Total Extent : 6.68 Ares All that piece & parcel of the property having an extent of 6.68 Ares of land in Re-Survey no. 432/1-5 of Block no.5, (Old Survey no. 1/7, 2/2, 11/20, 11/8, 11/7, 11/21) of Nedumbram Village, Thiruvalla Taluk, Pattanamthitta District together with building. More particulars mentioned in Registered Sale deed no. 1089/08 of Kadapra, Sub Registry. Having boundaries North :Property of Kandanattil Pithambaran South : Property of Pulikatharayil Chandran East: Property of Paul Varkey West : Road
<b>Owner of the property</b>	Mr. P.K. Sahadevan and Mrs. Syra Sahadevan
<b>Demand Notice Date</b>	29.10.2021
<b>Physical Possession Date</b>	08.11.2023
<b>Reserve Price (in Lacs.)</b>	<b>Rs.67,50,000/- (Rupees Sixty-Seven Lakhs Fifty Thousand Only)</b>
<b>EMD</b>	Rs.6,75,000/- (Rupees Six Lakhs Seventy-Five Thousand Only)
<b>Bid Increment Amount</b>	Rs.25,000/- (Rupees Twenty-Five Thousand Only)

<b>Date &amp; Time of Inspection of Property</b>	With prior appointment to be fixed with the Authorised Officer on Mobile No. 9884062068 or 9344684194
<b>Outstanding dues as on 08.04.2024</b>	<b>Rs.67,03,677.22/- (Rupees Sixty-Seven Lakhs Three Thousand Six Hundred Seventy-Seven and paise Twenty-Two Only)</b>
<b>Account Details</b>	<b>Account No</b> : 344905001084, <b>Name of the Beneficiary</b> : Omkara PS06/ 2021-22 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>22<sup>nd</sup> May 2024 (Wednesday) 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>	<b>20<sup>th</sup> May 2024 (Monday) on or before 4:00 pm</b>

**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 30 (Thirty) 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 09.04.2024 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: 10.04.2024  
Place: Chennai

**(Karthi Govindasamy)**  
**Mobile No: 9344684194**  
**Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.**  
**(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)**