

**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:** mumbai@omkaraarc.com | **Tel.:** 022-69231111**Authorised Officer M no.:** +91 98840 62068 / +91 93446 84194**[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 account(s) 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)/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(s)/ Guarantors/ Mortgagors	M/s. SRS Cocounts, Mr. Sankaramangalath Raman Sasi, Mrs. Jyothy Sai, Ms. Meera S S
Details of the Secured Asset	<u>Property of Mr. S.R. Sasi S/o Raman, Document No. 240/2020 dt. 25.02.2020 of SRO, Irinjalakuda</u> All that piece & parcel of the property having an 3.44 Ares (0.89+0.08+2.47 Ares) of land together with building Survey No. 389/1-3, 388/1-5 and 387/2-5 in Madayikonam Village, Mukundapuram Taluk, Thrissur District. More particularly mentioned in the Registered Sale deed no. 240/2020 in the office of Irinjalakuda, Sub Registry. Having Boundaries (As per the location certificate) North: Property of Suresh, Panattil House South: Property of Antony, Koonthily house East: Ditch West: Private Road
Owner of the property	Mr. Sankaramangalath Raman Sasi (Since deceased)
Demand Notice Date	02.11.2021
Physical Possession Date	28.09.2022
Reserve Price (in Lacs.)	Rs.32,81,000/- (Rupees Thirty Two Lakhs Eighty One Thousand Only)
EMD	Rs.3,28,100 /- (Rupees Three Lakhs Twenty Eight Thousand One Thousand Only)
Bid Increment Amount	Rs.50,000/- (Rupees Fifty Thousand Only)

Date & Time of Inspection of Property	09 th November 2023 Thursday from 01.00 PM to 02.00 PM
Outstanding dues as on 26.10.2023	Rs.66,80,766.82 (Rs. Sixty-Six lakhs Eighty Thousand Seven Hundred sixty-six and paise eighty-two 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	22nd November, 2023 (Wednesday) Between 12.00 Noon and 01.00 P.M
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	20th 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>

Date: 28.10.2023

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)**