



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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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) 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 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from IndusInd Bank Limited (IBL) (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 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 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", "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)/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 hereunder:

Name of Guarantor(s)/ Mortgageor(s)	Borrower(s)/ Mortgagor(s)	M/s. Arowana Consulting Limited, Rep. by Its Directors, Co Borrowers/Guarantors Mr. Prince Vadakepat Thampi, Mrs. Nirmala Thampi, and Mr. Praveen Thampi
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Details of the Secured Asset

Property of Mr. Prince Vadakepat Thampi, S/o. Mr. Padma Vilas Santhakumaran Thampi & Mrs. Nirmala Thampi W/o. Mr. Prince Vadakepat Thampi (Deed of Sale Document No: 4779 of 2007-08, dated 26-11-2007 -Bommanahalli SRO)

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

All that piece and parcel of residential converted land being portion of Survey No.34, Ibbalur Village, Begur Hobli, Bangalore South Taluk, presently comprising of Khata No.344 (earlier bearing Katha Nos.301/10, 301/11, 301/12 and 301/13) issued by the City Municipal Council, Bommanahalli and bounded as follows: - On the East: Property bearing Survey No. 33, on the West: 40 Feet Road, on the North: Remaining portion of Property bearing Sy. No.34, and on the South: Remaining portion of Property bearing Sy. No.34,

SCHEDULE 'B'

(Description of undivided share conveyed)

An undivided 3.32% (Three Point Three Two percent) share in the land comprised in the schedule "A" Property i.e., 1193.73 Square Feet

SCHEDULE 'C'

(Description of Apartment)

A Three Bedroom Apartment bearing No.2, in the Ground Floor of Block "C" in the apartment building complex known as "OM SAKTI HERITAGE" constructed in the Schedule 'A' property with a super built-up area of 2145 Square Feet (which is inclusive of proportionate share of common areas) along with two covered Car Park space, bearing Nos. 62 and 65 in the basement and garden area of 1098 square feet.

Owner of the property	Mr. Prince Vadakepat Thampi, S/o. Mr. Padma Vilas Santhakumaran Thampi & Mrs. Nirmala Thampi W/o. Mr. Prince Vadakepat Thampi
Demand Notice Date	22.07.2021
Physical Possession Date	12.07.2024
Reserve Price	Rs.1,73,50,000/ (Rupees One Crore Seventy-Three Lakhs Fifty Thousand only)
EMD	Rs.17,35,000/ (Rupees Seventeen Lakhs Thirty-Five Thousand Only)
Bid Increment Amount	Rs.1,00,000/- (Rupees One Lakh Only)
Date & Time of Inspection of Property	By prior appointment with the Authorised Officer on Mobile Nos. given above
Outstanding dues as on 22.09.2025	Rs.12,99,90,418/ (Rupees Twelve Crores Ninety-Nine Lakhs Ninety Thousand Four Hundred Eighteen Only)
Account Details	Account No : 055505010221 Name of the Beneficiary : Omkara PS30/2021-22 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC00000555
Date of E-Auction & Time	15th October 2025 Wednesday 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

13th October 2025 Monday 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.bankenauctions.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 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 23.09.2025 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: 24.09.2025
Place: Chennai



Karthi Govindasamy
Authorized Officer,
Mobile No: 9344684194

Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust)