

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**

CIN: U67100TZ2014PTC020363

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, N. C. Kelkar Marg R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028**Email:** mumbai@omkaraarc.com | **Tel.:** 022-26544000**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 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, 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:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>	M/s. SRS Cocounts, Mr. Sankaramangalath Raman Sasi, Mrs. Jyothy Sai, Ms. Meera S S
<b>Details of the Secured Asset</b>	<b><u>Property of Mr. S.R. Sasi S/o Raman, Document No. 240/2020 25.02.2020 of SRO, Irinjalakuda.</u></b> 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) <b>North:</b> Property of Suresh, Panattil House <b>South:</b> Property of Antony, Koonthily house <b>East:</b> Ditch <b>West:</b> Private Road
<b>Owner of the property</b>	Mr. S R Sasi
<b>Demand Notice Date</b>	02.11.2021
<b>Possession Date</b>	28.09.2022
<b>Reserve Price (in Lacs.)</b>	Rs.36,45,000/- (Rupees Thirty Six Lakhs Forty Five Thousand Only)
<b>EMD</b>	Rs.3,64,500/- (Rupees Three Lakhs Sixty Four Thousand Five Thousand Only)
<b>Bid Increment Amount</b>	Rs.50,000/- (Rupees Fifty Thousand Only)

<b>Date &amp; Time of Inspection of Property</b>	13 <sup>th</sup> September 2023 Wednesday from 03.00 PM to 04.00 PM
<b>Outstanding dues as on 31.08.2023</b>	<b>Rs.65,82,944.26/- (Rupees Sixty Five Lakhs Eighty Two Thousand Nine Hundred Forty Four and Paise Twenty Six 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>29<sup>th</sup> September 2023 Friday Between 12.00 P.M. and 01.00 P.M</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>	<b>27<sup>th</sup> September 2023 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 15 (Fifteen) day notice 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 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 01.09.2023 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: 05.09.2023  
Place: Thrissur

**(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)**