



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (W) Mumbai 400 028.

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Authorised Officer M no.: +91 9344684194 / +91 9884062068

[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 22/2020-21 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Credit Company Limited (Assignor Company) along with underlying security from assignor company. Accordingly, OARPL has stepped into the shoes of assignor company 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:

Name of Borrower(s)/ Guarantors/ Mortgagors	M/s. DRIZZLE AIRCONDITIONERS (Borrower) Mr. J. SHAZAT BASHA and Mrs. S. THAMUNISA (Coborrower)
Details of the Secured Asset: Property belonging to Mr. Shazat Basha vide Document No. 1254/2012 dated 29.3.2012-SRO Salem West	
Salem West Registration District Salem West Sub Registration District Salem Corporation "D" Division, 7 th Ward, Mulluvadi Thiyagi Veeraraghava Street presently Mulluvadi Street No.1, southern side of East West Road Old T.S.No.1150, as per Resurvey settlement Ward "B" Block No.25 New T.S.No.25; Door No.16 Tax Assessment No. 2088709 present Door No.16 Assessment No. 2088709 (New No.2074227) situated within the following boundaries	
South of Mulluvadi 1 st Street; North of Municipal lane; East of Rahmathkhan and Shahidabi property and west of Sundaram property; In this middle on the southern side of Mulluvadi 1 st street 1 st Thakku admeasuring East - West on the North 14 feet, on the south 15 feet; North to south on the west 26 ½ feet and on the east 27 feet within this an extent of 388 sq feet land-1st Item:	
On the southern side of 1 st Thakku is the second Thakku measuring East west 13 feet and North South 7 ½ feet admeasuring 97 square feet totalling 485 square feet (45.06 sq meter) land and the tiled house with EB connection No.410-001-467 together with EB deposit , water connections of the Corporation together with all other easement rights of way etc	



Owner of the property	Mr. J. Shazat Basha son of Mr. Jani Basha
Demand Notice Date	22 nd September 2021
Physical Possession Date	18 th June 2024
Reserve Price	Rs.27,00,000/ (Rs. Twenty Seven lakhs)
EMD	Rs.2,70,000/ (Rs. Two Lakhs Seventy Thousand only)
Bid Increment Amount	Rs.10,000 (Rs. Ten Thousand only)
Date & Time of Inspection of Property	By fixing appointment with the Authorised Officer on mobile No. 9344684194
Outstanding dues as on 24.10.2024	Rs.64,54,711 (Rs.Sixty Four Lakhs Fifty Four Thousand Seven Hundred Eleven only)
Account Details	Account No : 344905000929, Name of the Beneficiary : Omkara PS22/ 2020-21 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC0003449
Date of E-Auction & Time	04th December 2024 Wednesday between 1.00 P.M. and 2.00 P.M.
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	2nd December 2024 Monday 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.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 30 (Thirty) days' 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 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 25.10.2024 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: 26.10.2024

Place: Chennai



(Signature)
(Karthi Govindasamy)
Mobile No: 9344684194

**Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)**