

**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.:** 022-26544000**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(ies) 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 is 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	1. M/s. Navaratna Hypermarket 2. Mr. T K Ummer 3. Mrs. Lyla Valiyakath Vappu	1. Mr. T K Ummer 2. Mrs. Lyla Valiyakath Vappu 3. M/s. Navaratna Hypermarket
Owner of the property	Mr. T K Ummer	Mr. T K Ummer
Demand Notice Date	29.10.2021	20.11.2021
Physical Possession Date	23.06.2022	23.06.2022
Outstanding dues as on 31.08.2023	Rs.2,78,57,614.33/- (Rupees Two Crore Seventy Eight Lakhs Fifty Seven Thousand Six Hundred Fourteen and Paise Thirty Three Only)	Rs.4,34,06,290.83/- (Rupees Four Crore Thirty Four Lakhs Six Thousand Two Hundred Ninety and Paise Eighty Three Only)

Details of the Secured Asset	<p>Item No.1 All that piece and parcel of the Property having an extent of 40.47 Ares (99.96 Cents) in Old Survey No.423 Part in Kizhakkummuri Village, Thrissur Taluk, Thrissur District. More particularly mentioned in the Registration Sale Deed No.2094/2017 in the office of Anthikkad, Sub Registry having Boundaries</p> <p>East : Properties of Thindikkal Kochumuhammed, Latheef and Attuparambath Kochumuhammed North : Property of Karappamveettil Usman, Purambok Ditch and Private way West : Item No.2 of the properties South : Properties of Nelliparambil Sathyabhama, Karattuparambil Balan and Govindan</p> <p>Item No. 2 All that piece and parcel of the property having an extent of 44.11 Ares (108.95 Cents) in Old Survey No.423 Part in Kizhakkummuri Village, Thrissur Taluk, Thrissur District. More particularly mentioned in the Registered Sale Deed No.2094/2017 in the office of Anthikkad, Sub Registry having Boundaries</p> <p>East : Item No.1 of the properties North : Properties of Hari Parangattil, Ammini Olattu and Manoharan Thevartharavattil West : Properties of Valsala Raveendran Valiparambath, Venu Parangattil and Mukundan Parangattil South : Properties of Vinod Kharattuparambil, Govindan Kharattuparambil, and Lalitha W/o. Govindan</p>
Reserve Price (in Lacs.)	Rs.3,92,40,000/- (Rupees Three Crore Ninety Two Lakhs Forty Thousand Only)
EMD	Rs.39,24,000/- (Rupees Thirty Nine Lakhs Twenty Four Thousand Only)
Bid Increment Amount	Rs.1,00,000/- (Rupees One lakhs only)
Date & Time of Inspection of Property	13 th September 2023 Wednesday 11.00 A.M. to 12.00 Noon
Account Details	<p>Account No : 344905001084, Name of the Beneficiary : Omkara PS06/ 2021-22 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC0003449</p>
Date of E-Auction & Time	29th September 2023 Friday 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	27th September 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>

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' 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)**