

**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.:** 022-69231111**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(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 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 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:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>	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
<b>Owner of the property</b>	Mr. T K Ummer	Mr. T K Ummer
<b>Demand Notice Date</b>	29.10.2021	20.11.2021
<b>Physical Possession Date</b>	23.06.2022	23.06.2022
<b>Outstanding dues as on 17.02.2024</b>	Rs.2,92,14,736.26 (Rupees Two Crore Ninety Two Lakhs Fourteen Thousand Seven Hundred Thirty Six and Paise Twenty Six Only)	Rs.4,52,99,524.83/- (Rupees Four Crore Fifty Two Lakhs Ninety Nine Thousand Five Hundred Twenty Four and Paise Eighty Three Only)

**Details of the Secured Asset****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

**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

**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

**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

<b>Reserve Price (in Lacs.)</b>	Rs.3,49,00,000/- (Rupees Three Crore Forty Nine Lakhs Only)
<b>EMD</b>	Rs.34,90,000/- (Rupees Thirty Four Lakhs Ninety Thousand Only)
<b>Bid Increment Amount</b>	Rs.1,00,000/- (Rupees One lakhs only)
<b>Date &amp; Time of Inspection of Property</b>	17 <sup>th</sup> April 2024 (Wednesday) Between 11.00 A.M. to 12.00 Noon
<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>22<sup>nd</sup> April 2024 (Monday) Between 11.00 A.M. and 12.00 Noon</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>	<b>19<sup>th</sup> April 2024 (Friday) 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>

Date: 21.03.2024

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)**