



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: karthigovindasamy@omkaraarc.com | Tel.: 044-24323033

Authorised Officers Mobile No.: +91 93446 84194 / +91 98840 62068 / +91 99623 33307

[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 06/2021-22 Trust) has acquired the entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 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", 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 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 Borrower & Co Borrower

Mr. Nabeel & Mrs. Ancy L

Details of the Secured Asset

Property of Mr. Nabeel S/o Mr. Naseer & Mrs Ancy W/o Nabeel Document No. 1707/2015 dated 01.10.2015 of SRO, Navaikulam.

All that piece & parcel of the property having an extent of 04.05 Acres (10 Cents) of land in survey no. 123/22-1 (Old survey no. 534/A-3/4-1) of Kudavoor Village, Varkala Taluk, Thiruvananthapuram District together with building bearing 9/125-A. More particularly mentioned in the Registered Settlement deed no. 1707/2015 of Navaikulam, Sub Registry. Having boundaries (as per location sketch dated 14.09.2019) North: Property of Jalajamma South: Edavazhi East: Madumuri Property West: Thadam

Owner of the property		Mr. Nabeel & Mrs. Ancy L	
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 11-08-2025	
29-12-2021	21-11-2022	Rs.51,92,037/- (Rupees Fifty-One Lakhs Ninety-Two Thousand and Thirty-One Only)	
Reserve Price	EMD - 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.21,00,000/- (Rupees Twenty-One Lakhs Only)	Rs.2,10,000/- (Rupees Two Lakhs Ten Thousand Only)	Rs.15,000/- (Rupees Fifteen Thousand Only)	With prior appointment from the authorised officer, mobile nos. as mentioned in the heading
Account Details	Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449		
Date of E-Auction & Time	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD		
17th September 2025	15th September 2025 before 04.00 PM		
From 11.00 AM to 12.00 Noon			

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.bankauctions.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 12.08.2025 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: 15-08-2025
Place: Chennai



Karthi Govindasamy, Authorized Officer,
Mobile No: 9344684194
Omkara Assets Reconstruction Pvt Ltd.
Acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)