



OMKARA ASSETS RECONSTRUCTION PVT. LTD.
Old Door No.1, New Door No.1A/4,
Shantiram Centre, 4th Floor,
Uthamar Gandhi Road, First Lane,
(Behind Bharat Petroluem Bunk)
Nungambakkam, Chennai - 600 034.

OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

Registered Office: No.9. M.P. Nagar, First Street, Kongu Nagar Extension, Tirupur -641607.

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

Email: vm.divakaran@omkaraarc.com

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 M/s. Omkara Assets Reconstruction Pvt Ltd (OARPL) is proposed to be sold by e-auction. Further, M/s. 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 M/s. IndusInd Bank Limited (IBL) (Assignor Bank) along with underlying security from them. 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", "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(s)/ Mortgagor(s)	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 07.10.2026	Rs.3,82,48,627/- (Rupees Three Crores Eighty-Two Lakhs Forty-Eight Thousand Six Hundred Twenty-Seven Only)	Rs.5,76,90,771/- Rupees Five Crores Seventy-Six Lakhs Ninety Thousand Seven Hundred Seventy-One 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 Karappamveetil 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
	Rs.3,15,00,000/- (Rupees Three Crore Fifteen Lakhs Only)
	Rs.31,50,000/- (Rupees Thirty-One Lakhs Fifty Thousand Only)
	Rs.1,00,000/- (Rupees One Lakh Only)
Date & Time of Inspection of Property	With prior appoint 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	30th October 2026 (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	28th October 2026 (Wednesday) 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 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 and 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 08.10.2026 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: 10.10.2026
Place: Chennai



V.M. Divakaran

(V.M. Divakaran)
Authorized Officer
Mobile No: 99623 33307

Omkara Assets Reconstruction Pvt Ltd.
(acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)