



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: rajesh.jumani@omkaraarc.com

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

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

[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

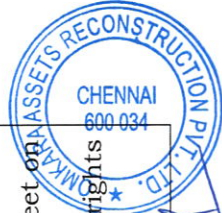
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

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 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 (ies) for recovery of dues. The property (ies) **ie. immovable property alone** 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**" (excluding the movable items inside the premises) 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.

Bidders are advised that Income Tax Recovery Officer Central-2 Chennai has attached this property on 31.10.2017 as appearing in the Encumbrance Certificate and as made known to the Authorised Officer for the tax dues payable by Mr. K. Thangavel though the property is under mortgage with Fullerton India Credit Company Limited (our Assignor) much before through a registered mortgage deed Document No. 5894/2011 dt.14.10.2011 registered in the books of SRO Vadaavalli

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 & Co Borrower	Mr. K. Thangavel and Mrs. T. Kalyani
Details of the Secured Asset – Property belongs to Mr. K. Kaliappan, Sale Deed Doc No.1793/2009, dated 21.05.2009, SRO of Vadavalli.	
In Coimbatore Registration District, Vadavalli Sub Registration District, Coimbatore South Taluk, Vadavalli Village, SF No.480 Part, 480/2A, 481/1Part, 481/2Part, 488/B1Part of lands totalling Punjai Acre 4.25 parcelled into house sites approved by D.T.C.P. No.230/2002 dated 17.9.2002 under the name and style "Jayalakshmi Nagar" and in this site No.29 bounded as follows:	
North of: 30 feet wide East West Layout Road; East of: Site No.27 and Shop site; South of: 23 feet wide South North Road Within the above East to West 50 feet on the North; East to West 45 feet on the South; North to South 35 feet on the East; North to South 40 feet on the West; South-East Corner Cross 7 feet	
Admeasuring 1988 Sq. Feet or 4 cents 245 Sq. Feet or 184.69 Sq. Meters of land together with R. C. C building constructed thereon with mamool rights in the layout roads. The property is in SF No.481/1 (Part). This property falls within the Vadavalli Municipal limits.	



Owner of the property		Mr. K Thangavel	
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 14.10.2026	
02.02.2022	30.09.2025	Rs.1,68,47,310/- (Rupees One Crore Sixty Eight Lakhs Forty Seven Thousand Three Hundred Ten Only)	
Reserve Price	EMD – 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.1,05,00,000/- (Rupees One Crore Five Lakhs Only)	Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only)	Rs.60,000/- (Rupees Sixty Thousand Only)	With prior appointment from the authorised officer, mobile nos. as mentioned in the heading
Account Details	Account No.: 344905000929, Name of the Beneficiary: Omkara PS 22/2020-21 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	
04 th November 2026 (Wednesday) between 11.00 AM and 12.00 Noon		02 nd November 2026 (Monday) before 04.00 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 & 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 15.10.2026 and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property (ies) 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: 15.10.2026

Place: Chennai



(Rajesh B Jumani)
Mobile No.98840 62068

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)