



OMKARA

ASSETS RECONSTRUCTION PRIVATE LIMITED

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 Petroleum Bunk)
Nungambakkam, Chennai - 600 034

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

[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 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 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)/Guarantors/Mortgagors, 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: *Bidders are advised that Assistant Commissioner (ST) Velandipalayam Circle, Commercial Taxes Department Building, Coimbatore 641 018 has attached this property on 19.8.2015 and 26.03.2024 as appearing in the Encumbrance Certificate, for the dues payable by Mrs. A. Kamala to the Department, though the property is under mortgage with Fullerton India Credit Company Limited much before through a registered mortgage deed Document No. 7218/2010 dt.28.12.2010 registered in the books of SRO Vadavalli.*

Name of Borrower(s)/ Guarantors/ Mortgagors	Mrs. A. KAMALA W/o. Mr. Anil Kumar Bishoni (Borrower/Mortgagor) and Mr. Anil Kumar Bishoni (Coborrower)
Details of the Secured Asset	
Coimbatore Registration District, Vadavalli Sub Registration Dt. In Coimbatore Taluk, Kavundampalayam Village , in SF No.312/2B, a housing layout has been developed and approved by the Director of Town Planning Chennai vide No.LP/D.T.C.P.No.633/96 in the name and style of "Shaj Liberty Garden" and in this Site No.111 within the following boundaries and measurements: North of 23 feet East West Layout Road, South of Site No.106 East of Site No.112 West of Site No.110 In this middle, East-West Northern side - 40 feet; East-West Southern Side 40 feet, South-North Eastern Side -50 feet; South-North Westernside -50 feet, admeasuring 2000 sq feet or 4 cents and 258 sq ft or 185.80 sq meter of vacant land with a building comprising Ground and First Floor constructed with the approval of Kavundampalayam Third Grade Municipality 868 Sq ft RCC Building in ground floor and first floor 129 sq feet portico with all fittings and connections and right to use all layout roads and all common pathway. Electric Service connection No. 101-006-641. This Property is situated at Koundampalayam Municipality and now under the limits of Coimbatore Corporation	
Owner of the property	Mrs. A. Kamala Wife of Mr. Anil Kumar Bishoni



Demand Notice Date	01.02.2022
Physical Possession Date	19.03.2024
Reserve Price	Rs.60,00,000/ (Rupees Sixty Lakhs Only)
EMD	Rs.6,00,000/ (Rupees Six Lakhs Only)
Bid Increment Amount	Rs.30,000 (Rupees Thirty Thousand Only)
Date & Time of Inspection of Property	By prior appointment with the Authorised Officer on Mobile Nos given above
Outstanding dues as on 14.10.2026	Rs.1,09,25,710/- (Rupees One Crore Nine Lakhs Twenty Five Thousand Seven Hundred Ten Only)
Account Details	Account No : 344905000929, Name of the Beneficiary : Omkara PS22/2020-21 Trust, Bank Name : ICICI Bank, Branch : Bandra (E), Mumbai, IFSC Code : ICIC0003449
Date of E-Auction & Time	04 th November 2026 (Wednesday) between 12.00 Noon and 01.00 PM
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	02 nd November 2026 (Monday) 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 & Enforcement 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 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)