



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

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028

Email: vm.divakaran@omkaraarc.com

Authorised Officer 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 (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 Home Finance 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) 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(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:

Name of Borrower & Co Borrower		Mr. Sethuraman C. and Mrs. Umayal S.	
Details of the Secured Asset – Property belongs to Mr. C Sethuraman, S/o Mr. S Chandrasekar, Sale Deed Doc No.10948/2012, dated 15.11.2012, SRO Joint II of Chengalpattu.			
All that piece and parcel of the land and building in Plot No.15 Part, situated at Sri Arunachala city, Melamanapakkam Village, Chengalpattu Tk. Kancheepuram District, admeasuring 548 sq feet of the land comprised in Old Survey No.168/2, as per patta New Survey No.168/2A 1A2, within the Sub Registration district of Chengalpattu Joint II and Registration District of Chengalpattu within the boundaries hereunder			
North by: Vacant land; South by: Plot No.15 Part; East by: 23 feet road; West by: Plot No. 15 Part			
Measuring On the northern side: 38 feet; On the Southern side: 35 feet; On the Eastern side: 16 feet; On the western side: 14 feet			
Admeasuring 548 Sq feet of land building thereon situated within the Sub registration District of Chengalpattu Joint II and Registration District of Chengalpattu.			
Owner of the property		Mr. Sethuraman C	
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 05.10.2026	
18.09.2019	13.09.2025	Rs.26,06,664/- (Rupees Twenty-Six Lakhs Six Thousand Six Hundred Sixty-Four Only)	
Reserve Price	EMD – 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)	Rs.45,000/- (Rupees Forty-Five Thousand Only)	Rs.5,000/- (Rupees Five 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	
28 th October 2026 (Wednesday) 12.00 Noon to 01.00 P.M	26 th October 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.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 06.10.2026 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: 06.10.2026
Place: Chennai



V.M. Divakaran

(V M Divakaran)
Mobile No.99623 33307

Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as Trustee of Omkara PS 22/2020-21 Trust)