



OMKARAASSETS 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: rajesh.jumani@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) & 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 06/2021-22 Trust) has acquired 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. Premkumar R (Borrower) Mr. K Ramachandran & Mr. R Sankar (Coborrowers)	
Details of the Secured Asset			
Property of Mr. K. Ramachandran S/o Mr. Kanthasamy Chettiyar, vide Registered Will Document No. Bk. III/209/1993 dt.30.8.1993 of SRO, Tiruppur Joint 2.			
All that piece & parcel of property having an extent of 1207 ½ Sq. ft land in Tirupur Registration District, Tirupur Joint 1 Sub Registration District, Tirupur North Taluk, Thottipalayam Village, SF. No. 47, Zone 2 Tirupur City Municipal Corporation in Anna Street, Kumaranandhapuram Central, Door No. 2,47, 8 th street on the eastern side bounded by			
North of: 20 feet East West Road; South of: Property of Malli Chettiar; East of: Property of Kandasamy; West of: Property of Janakiammal			
In the midst, East-West on the North: 28 ¾ feet; East-West on the South: 28 ¾ feet; North-South on the East: 42 feet; North-South on the West: 42 feet admeasuring an extent of 1207 ½ Sq ft of land with buildings thereon & all appurtenances thereto.			
Owner of the property		Mr. K. Ramachandran S/o Mr. S. Kanthasamy Chettiyar	
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 30.06.2026	
28.02.2022	20.12.2024	Rs.78,15,720/- (Rupees Seventy-Eight Lakhs Fifteen Thousand Seven Hundred Twenty Only)	
Reserve Price	EMD – 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.61,00,000/- (Rupees Sixty-One Lakhs Only)	Rs.6,10,000/- (Rupees Six Lakhs Ten Thousand Only)	Rs.40,000/- (Rupees Forty Thousand Only)	With prior appointment from the authorised officer's 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
20th July 2026 (Monday) From 11.00 AM to 12.00 Noon	17 th July 2026 (Friday) before 4.00 P.M.

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 & Enforcement of Security of 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 01.07.2026 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: 01st July 2026

Place: Chennai



(Rajesh B. Jumani)
Authorized Officer,
Mobile No: 9884062068

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