



OMKARA
ASSETS RECONSTRUCTION PRIVATE LIMITED
OMKARA ASSETS RECONSTRUCTION PVT. LTD.
PRECISION PLAZA - THIRD FLOOR,
OLD No. 281, NEW No. 397,
ANNA SALAI, TEYNAMPET,
CHENNAI - 600 018.

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: karthigovindasamy@omkaraarc.com | **Tel.:** 044-24323033

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 (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(are) 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”, “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. S. Perumal (Borrower), Mrs. P. Dhanabakkiam (Coborrower) and Mr. P. Jayaprakash (Coborrower)
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Details of the Secured Asset

Property belonging to S. Perumal Document No.260/2011 dt.02.02.2011-SRO Ammapettai

Erode Registration District, Ammapettai Sub registration District, Erode District, Bhavani Taluk, Kesarimangalam village as per subdivision R.S.No.341/1A (R.S.No341/1) Pa.Ka.Sa.268-A,B,C,D,E) in P. Hect.1.37.5 Ares Kist Rs.4.65 whereby the following boundaries:

To the West and North of house sites of the seller To the East of Mathappan House To the South of 8 feet East West cart track Measuring

61 feet East to West on both sides 43 feet North to South on both sides Total extent 243.68 Sq meters or 2623 sq feet of land and the building thereon with a right over mamool pathway cart track, easementary rights etc. and the said property is situated within Kesarimangalam Gram Panchayat and Ammapettai Panchyat Union



Owner of the property		Mr. S. Perumal S/o. Mr. Sengagounder	
13(2) Notice Date	Physical Possession Date	Outstanding dues as on 19.02.2026	
08.02.2022	10.12.2025	Rs. 48,24,144/ (Rs. Forty-Eight Lakhs Twenty-Four Thousand One Hundred Forty-Four Only)	
Reserve Price	EMD – 10% of the Reserve Price	Bid Increment Amt	Date & Time of Inspection of Property
Rs.16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only)	Rs.1,65,000/- (Rupees One Lakh Sixty-Five Thousand Only)	Rs.10,000/- (Rupees Ten Thousand Only)	With prior appoint 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		
25th March 2026 (Wednesday) 10.00 A.M. to 11.00 A.M.	23rd March 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.bankenauctions.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 30 (Thirty) 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 20.02.2026 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: 20.02.2026

Place: Chennai



(Signature)

Karthi Govindasamy

Authorized Officer,

Mobile No: 9344684194

Omkara Assets Reconstruction Pvt Ltd.

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

CHEMVAI - 600 018
 'MAY 2021' 'EAMVNBEL'
 'OTD NO' '381' 'MEM NO' '301'
 'LRECTION BIVSV' '1480' 'ET005'