



**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  
Corporate Office: Kohinoor Square, 47<sup>th</sup> Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar  
(W) Mumbai 400 028.  
Email: karthi.govindasamy@omkaraarc.com | Tel.: 044-24323033  
Authorised Officer M no.: +91 9344684194 / +91 9884062068

[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, 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: *Bidders are advised that Income Tax Department has attached this property on 31.10.2017 in Form ITCP-16 in T.R.C.No.29-35/C-2/2017-18 for Rs.1,14,23,555/ as appearing in the Encumbrance Certificate.*

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| <b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>  | <b>Mr. K. THANGAVEL S/o. Kaliappan Mrs. T. KALYANI W/o. Mr. Mr. K. Thangavel</b> |
| <b>Details of the Secured Asset: Property belonging to Mr. K. Thangavel vide Sale Deed 1793/2009 dt.21.5.2009 SRO Vadavalli</b>   |  |
| 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 parceled 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: Site No.28 West 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. |  |
| <b>Owner of the property</b>  | Mr. K. THANGAVEL   |
| <b>Demand Notice Date</b>   | 02.02.2022   |



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| Symbolic Possession Date   | 10.06.2022  |
| Reserve Price  | <b>Rs.105 lakhs (Rs. One Crore Five Lakhs only)</b>   |
| EMD  | Rs. 10,50,000 (Rs. Ten lakhs Fifty Thousand only)   |
| Bid Increment Amount   | Rs. 50,000 (Rs. Fifty Thousand only)  |
| Date & Time of Inspection of Property  | By fixing appointment with the Authorised Officer on mobile No. 9344684194/9884062068   |
| Outstanding dues as on 23.12.2024  | Rs. 1,26,35,135 (Rs. One Crore Twenty Six Lakhs Thirty Five Thousand One Hundred Thirty Five only)  |
| Account Details  | Account No : 344905000929,<br>Name of the Beneficiary : Omkara PS22/ 2020-21 Trust,<br>Bank Name : ICICI Bank,<br>Branch : Bandra (E), Mumbai,<br>IFSC Code : ICIC0003449 |
| Date of E-Auction & Time   | 29 <sup>th</sup> January 2025 between 11.00 A.M. and 12.00 Noon   |
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD | 27 <sup>th</sup> January 2025 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.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' 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 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 24.12.2024 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: 23.12.2024

Place: Chennai



  
(Karthi Govindasamy)

Mobile No: 9344684194

Authorized Officer,

Omkara Assets Reconstruction Pvt Ltd.

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