



**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:** karthi.govindasamy@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(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 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 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. M Madanlal Bhati (Borrower), Mrs. Pusha Bhati and M/s. Super Enterprises (Coborrowers) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------|
| <b>Property of Mr. Madanlal Bhati S/o Mr. Mangilal Bhati Sale Deed Document No.828/2011 dated 02.03.2011 SRO Royapuram.</b><br><b>Details of the Secured Asset</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |                                                                                            |
| All that piece and parcel of Residential Flat bearing Flat No.206, Second Floor, Tower No.23, project known as Esplanade, Door No.75, Vaidhyathan Mudali Street, <b>Tondiarpet, Chennai 600081</b> having super built up area of 1616.47 Sq feet (Built up area of apartment plus proportionate share in common areas including Club House) with one reserved car park space in the Stilt level together with 1007.67 sq feet of undivided share of land out of the total land admeasuring 22 Grounds 648.68 sq feet comprised in Old S.Nos.3213, 3214, 3215, 3940/A, 3940/B, 3110 and 3214, New Survey Nos. 3936/1, 3937/1, 3938/1, 3940/1 of Tondiarpet Village, Tondiarpet Taluk, Chennai District and bounded on the<br><b>North by:</b> Property in R S No.3941/3, <b>South by:</b> Vaidhyathan Mudali Street, Senniamman Kovil Street and Property S No.3940/2, <b>West by:</b> Eliya Mudali Street and Property S.No.3939/3<br>Situating within the Sub Registration District of Royapuram and Registration District of North Chennai |                                 |                                                                                            |
| <b>Owner of the property</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                 | Mr. Madanlal Bhati S/o Mr. Mangilal Bhati                                                  |
| <b>13(2) Notice Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Physical Possession Date</b> | <b>Outstanding dues as on 08.07.2026</b>                                                   |



|                                                                          |                                           |                                                                                                                                                                                             |                                                                                             |  |
|--------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--|
| 20.04.2022                                                               | 10.06.2026                                | Rs.1,33,47,739/- (Rupees One Crore Thirty-Three Lakhs Forty-Seven Thousand Seven Hundred Thirty-Nine Only)                                                                                  |                                                                                             |  |
| <b>Reserve Price</b>                                                     | <b>EMD – 10% of the Reserve Price</b>     | <b>Bid Increment Amt</b>                                                                                                                                                                    | <b>Date &amp; Time of Inspection of Property</b>                                            |  |
| Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only)                       | Rs.11,00,000/- (Rupees Eleven Lakhs Only) | Rs.60,000/- (Rupees Sixty Thousand Only)                                                                                                                                                    | With prior appointment from the authorised officer, mobile nos. as mentioned in the heading |  |
| <b>Account Details</b>                                                   |                                           | <b>Account No.:</b> 344905001084, <b>Name of the Beneficiary:</b> Omkara PS 06/2021-22 Trust, <b>Bank Name:</b> ICICI Bank, <b>Branch:</b> Bandra (E) Mumbai, <b>IFSC Code:</b> ICIC0003449 |                                                                                             |  |
| <b>Date of E-Auction &amp; Time</b>                                      |                                           | <b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>                                                                                           |                                                                                             |  |
| 13 <sup>th</sup> Aug 2026 (Thursday)<br>Between 12.00 Noon and 1.00 P.M. |                                           | 11 <sup>th</sup> Aug 2026 (Tuesday) 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.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 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 09.07.2026 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: 09.07.2026  
Place: Chennai



(Karthi Govindasamy)  
Authorized Officer,  
Mobile No: 93446 84194  
Omkara Assets Reconstruction Pvt Ltd.  
(acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust)

Handwritten signature and text in Tamil script, likely a confirmation or receipt, located at the bottom right of the page.