

**OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED**

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk,  
Dadar (West), Mumbai – 400028.

**Regd. Office:** 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Bid for sale of following secured property/ies mortgaged in the account of M/s. Axel Connections Pvt. Ltd. published in “Financial Express” & “Loksatta” on 16.07.2026.

Authorised Person: Abhishek Joshi/ Zuber Khan: +91 86579 69231

| Lot No. | Description of the Secured Assets                                                                                                                                                                                                                                                                                                                                                                                            | Reserve Price                                                     | EMD amount                                                    |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------|
| 1.      | All that Piece or Parcel of the land and structure bearing Survey No.126/2, 133, 134/4C,134/4A/2, Old Flat No. J-081, New Flat No.B3-802, Building No.B3,LA Montana, Situated at Village Wadgaon, Taluka Maval and District Pune.<br><br>On the East: - Open Land<br>On the West: - Open Land<br>On the North: - Open Land of Tata housing & Old Mumbai Pune Highway<br>On the South: - Open Land of Tata value homes primos | Rs. 45,20,000/-<br>(Rupees Forty-Five Lakhs Twenty Thousand Only) | Rs. 4,52,000/-<br>(Rupees Four Lakhs Fifty-Two Thousand Only) |

1. Name of the bidder : \_\_\_\_\_

2. Address of the bidder : \_\_\_\_\_  
(Attach residence proof) \_\_\_\_\_

3. Mobile/ telephone no. \_\_\_\_\_

4. PAN NO. : \_\_\_\_\_  
(Attach copy of PAN Card)

5. Bid Amount Offered : ₹ \_\_\_\_\_

6. Bid Amount negotiable towards increase in amount : Yes/ No

7. Details of Earnest Money : \_\_\_\_\_  
Deposited (EMD) by Pay Order/Draft no. \_\_\_\_\_  
(Favoring “Omkara PS 30/2021-22 Trust” payable at Mumbai) Dated \_\_\_\_\_ Amount ₹ \_\_\_\_\_  
or by NEFT/ RTGS

|                  |                           |
|------------------|---------------------------|
| Beneficiary Name | Omkara PS30/2021-22 Trust |
| Bank Name        | ICICI Bank                |
| Account Number   | 055505010221              |
| IFSC Code        | ICIC0000555               |
| Branch           | Bandra (E), Mumbai        |

**I HEREBY CONFIRM THAT I HAVE GONE THROUGH THE OFFER DOCUMENT OF THE OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER (DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED)**

DATED: \_\_\_\_\_

PLACE: \_\_\_\_\_

(Signature of the bidder)



**ANNEXURE TO BIDDING FORM**

**Terms and Conditions of sale of immoveable property more particularly described in the sale notice belonging to "M/S. Axel Connections Pvt. Ltd." under SARFAESI Act 2002.**

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The property shall be sold on 20.08.2026 "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis".
2. The secured assets will not be sold below Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder. All Offers shall be in a sealed envelope through Bid Form which may be obtained by contacting our authorized officer Mr. Abhishek Joshi over his email [abhishek.joshi@omkaraarc.com](mailto:abhishek.joshi@omkaraarc.com) or Mr. Zuber Khan over his mobile +91 86579 69231 /or email [zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com) and submitted by super scribing "BID IN ACCOUNT OF M/S Axel Connections Pvt. Ltd." with Earnest Money Deposit details.
3. The last date for payment of EMD, and submission of Bid Form duly filled in and other Documents to Authorized Officer at Kohinoor Square, 47<sup>th</sup> Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is 18.08.2026 up to 05.30 PM.
4. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour "Omkara PS 30/2021-22 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

|                         |                                  |
|-------------------------|----------------------------------|
| <b>Beneficiary Name</b> | <b>Omkara PS30/2021-22 Trust</b> |
| <b>Bank Name</b>        | <b>ICICI Bank</b>                |
| <b>Account Number</b>   | <b>055505010221</b>              |
| <b>IFSC Code</b>        | <b>ICIC0000555</b>               |
| <b>Branch</b>           | <b>Bandra (E), Mumbai</b>        |

5. Bids below reserve price or without EMD amount shall not be accepted.
6. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
7. Inter - se bidding may take place.
8. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Omkara Assets Reconstruction Pvt. Ltd (OARPL). The property is being sold with all the existing and future encumbrances whether known or unknown to OARPL.
9. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OARPL, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent due diligence and inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and time.
10. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However,



extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.

11. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of Authorised Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
12. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
13. For any property related query or inspection of property schedule, the interested person may contact the concerned Mr. Abhishek Joshi over his email [abhishek.joshi@omkaraarc.com](mailto:abhishek.joshi@omkaraarc.com) or Mr. Zuber Khan over his mobile +91 86579 69231 /or email [zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com) or at address as mentioned above in office hours during the working days.
14. The Bank/ARC reserves it's right to sell the property through private treaty as per law, in the event of failure of auction.
15. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
16. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.

Place:

Date:

**Sd/-**  
**Authorized Officer**  
**For Omkara Assets Reconstruction Private Limited**  
**(Acting in its Capacity as Trustee of Omkara PS30/ 2021-22 Trust)**



Signature of the Bidder:

Date:



### TENDER DOCUMENT FOR E-AUCTION

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sale through e-Auction the properties mentioned in ANNEXURE VII for realization of the secured debts due to OARPL with up to date Intt. & expenses and others under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Auctioneer Name</b>            | Omkara Assets Reconstruction Pvt Ltd<br>Address- As per Paper Publication or Annexure VII                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Auction to be Conducted by</b> | M/S C1 India Pvt. Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 (Phone numbers: +91-124-4302020 / 21 / 22 / 23 / 24, +91 7291981124 / 1126                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Auction Schedule</b>           | Date of Auction: - 20.08.2026<br>Timings: - 12:00 p.m. to 2:00 p.m.<br><br>Auction Website:- <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a><br><br>Please refer sale notice for number of extensions. Note: if the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Annexure</b>                   | 1) E-copies of e-Auction Sale Notice published in newspapers (Annexure I)<br><br>2) Details of Bidder (Annexure II)<br><br>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> during the time of submission of the bid.<br><br>3) Declaration by Bidder (Annexure III)<br>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> during the time of submission of the bid.<br><br>4) Confirmation by Bidder Regarding Receipt of Training (Annexure IV)<br>INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OARPL mentioned in the Sale Notice just after availing training on e-Auction with a copy to <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a><br><br>5) Price Confirmation Letter by H1 Bidder (Annexure V)<br>INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, OARPL mentioned in the Sale Notice & copy to <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a> , immediately on completion of the bidding.<br><br>6) Annexure VI: Affidavit cum Declaration in spirit of Sec 29A (Enclosed in the End)<br><br>7) Annexure VII - Description of the Property |
| <b>Special Instructions</b>       | Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor OARPL will be responsible for any lapses / failure on the part of the Bidder, in such cases.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |





### E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider M/S C1 INDIA PVT. LTD. on behalf of OARPL, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither OARPL nor M/S C1 INDIA PVT. LTD. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
2. M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of Properties by OARPL under SARFAESI Act, 2002.
4. **Type of Auction:** e-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
7. **Bid Price:** The Bidder has to quote the total price.
8. For other terms and conditions, please see the e-auction notice published by OARPL Procedure of E-Auctioning:
  - a. e-Form Submission
  - b. All interested bidders need to fill online form available on e-Auction domain with necessary details.
  - c. Online e-Auction:
    - i. OARPL will declare its Opening Price (OP), which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online eAuction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
    - ii. The "Bid Increase Amount" has been fixed in respect of each property which the bidders can view on their bidding screen, and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount".
    - iii. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for limited / unlimited times (as given under the sale notice) and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
9. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, OARPL at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.



11. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
  - a. Leading Bid in the Auction (H1 - Highest Rate)
  - b. Bid Placed by bidder
  - c. Opening Price & Minimum Increment Value.
  - d. The bid rank of bidder in the auction
12. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
13. OARPL shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
14. OARPL / M/S. C1 INDIA PVT. LTD. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
16. Successful bidder: At the end of the E-Auction, OARPL will evaluate all the bids submitted and will decide upon the successful bidder. OARPL's decision will be final & binding on all the bidders.
17. **Duration of Auction:** The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure I below. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

#### Terms & Conditions for Sale of Property (ies)

1. The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
2. To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
4. The particulars specified in the auction notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission.
5. The inspection of property put on auction will be permitted to interest bidders at sites to on the day and time mentioned in the public notice annexed as ANNEXURE I.
6. The EMD is required to be deposited in the bank account within the stipulated date and time as per the details mentioned in the sale notice. For payment mode, intended bidders are required to go through the attached sale notice. 4 \*Please refer the payment mode for the remittance of EMD amount to the concerned account given under the sale notice. advertisement released in the newspaper which is annexed herewith as ANNEXURE I and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from our service provider, M/S C1 India Pvt. Ltd. by contacting on Helpline No. 01244302020/21/22/23, +91 7291981124 / 1126 and e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com).
7. After Registration of bidders on the website as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded on the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE I)
  - a. Copy of the NEFT/RTGS challan.
  - b. Copy of PAN card.
  - c. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
  - d. Copy of proof of address, without which the bid is liable to be rejected.





8. The e-Auction will take place through web portal "<https://www.bankeauctions.com>" on the time specified in the e-Auction notice published in the newspaper and as per ANNEXURE I attached herewith.
9. The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE I below.)
10. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
12. If the dues of the OARPL together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to OARPL are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
13. The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "Bid Increase Amount" in ANNEXURE I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE I.
14. The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.bankeauctions.com>) online (within 07 working days from date of auction). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
15. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e. on the same day or not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer.
16. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
17. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
18. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of OARPL shall be final. In such an eventuality, OARPL shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by OARPL. For any kind of dispute, bidders are required to contact the concerned authorized officer only. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
19. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.
20. The Interested parties & bidder shall neither be a related party to the borrowers and its guarantors, mortgagors in terms of **section 29A** IBC nor has having any conflict of interest with said Borrower and its guarantors, mortgagors. The Interested parties & bidder must have taken independent business decision to make the bid for purchase/assignment of the assets/accounts of the Borrower and its guarantors, mortgagors, solely in due course of their business and against adequate commercial considerations after independent due diligence. A declaration cum affidavit has to be submitted along with Bid (Enclosed as Annexure – VI in the End).

**Other Terms & Conditions for Sale of Property (ies)**

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of OARPL or to any other party.
- The decision of OARPL declaration of successful bidder shall be final and binding on all the Bidders.





- M/S .C1 INDIA PVT. LTD. / OARPL shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/S .C1 INDIA PVT. LTD. /OARPL is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-  
Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankeauctions.com>) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – III & VI: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – IV: Just after receiving Training on e-Auction, Bidder(s) will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to [support@bankeauctions.com](mailto:support@bankeauctions.com)

Annexure – V: Just after the completion of e-Bidding Process, the H1 Bidder will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to [support@bankeauctions.com](mailto:support@bankeauctions.com)

#### Annexure VII – Description of the Property

| Lot No. | Owner of the Property              | Description of the Property                                                                                                                                                                                                                                                                                                                                                                                              |
|---------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Ms. Meena Batra & Dr. Laxman Batra | All that Piece or Parcel of the land and structure bearing Survey No.126/2, 133, 134/4C,134/4A/2, Old Flat No. J-081, New Flat No.B3-802, Building No.B3,LA Montana, Situated at Village Wadgaon, Taluka Maval and District Pune.<br>On the East: - Open Land<br>On the West: - Open Land<br>On the North: - Open Land of Tata housing & Old Mumbai Pune Highway<br>On the South: - Open Land of Tata value homes primos |



**The Terms and Conditions for the E-Auction Sale – Account Name: M/s. Axel Connections Pvt. Ltd.**

1. The auction sale will be conducted online on “As is where is”, “As is what is” “whatever there is” and “Without Recourse Basis” on **20.08.2026 12:00 to 2:00 pm (noon)**.
2. The auction will be conducted online through Omkara Assets Reconstruction Private Limited’s (OARPL) approved the auctioneer portal M/s. C-1 India Pvt Ltd., Gurgaon. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.bankeauctions.com> (Support mail Id [support@bankeauctions.com](mailto:support@bankeauctions.com) support mobile No. +91-7291981124/25/26).
3. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 is **18.08.2026 till 5:30 pm (evening)**.
4. The immovable property will not be sold below the Reserve Price.
5. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
6. To the best of knowledge and information available on record, there is no known encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL.
7. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. OARPL, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect the property and office of government, revenue and court and their records to satisfy themselves Properties can be inspected strictly on the above-mentioned dates and time.
8. All dues / arrears / unpaid taxes including but not limited sales taxes, dues of Municipal Taxes, Electricity Dues, Society Dues, Industrial Cooperation etc, labor / workmen dues / compensation if any or other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
9. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of the authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.
10. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
11. The interested bidders shall submit their EMD details and documents through Web Portal: [bankeauctions.com](https://www.bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of NEFT / RTGS payable at Mumbai in favor “Omkara PS 30/2021-22 Trust” which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through NEFT / RTGS payable at Mumbai in the following **Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555**. Please note that the Cheques shall not be accepted as EMD amount.





12. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
13. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com).
14. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Omkara ARC / Service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
15. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
16. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof.
17. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
18. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorised Officer, **Mr. Abhishek Joshi**, Mail: [abhishek.joshi@omkaraarc.com](mailto:abhishek.joshi@omkaraarc.com) and **Mr. Zuber Khan**, Mobile: +91 86579 69231, Mail: [zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com) or at address as mentioned above in office hours during the working days.
19. The Bank/ ARC reserves it's right to sell the property through private treaty as per law, in the event of failure of e-auction.
20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
21. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.
22. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
23. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction's Duration shall automatically extend for Five (5) minutes from the time the bid comes in. Please note that the auto-extension shall be unlimited times and will take place only if a valid bid comes in the last Five (5) minutes of closing.
24. The Interested parties & bidder shall neither be a related party to the borrowers and its guarantors, mortgagors in terms of section 29A IBC nor have any conflict of interest with said Borrower and its guarantors, mortgagors. The Interested parties & bidder must have taken independent business decision to make the bid for purchase/assignment of the assets/accounts of the Borrower and its guarantors, mortgagors, solely in due course of their business and against adequate commercial considerations after independent due diligence. A declaration cum affidavit has to be submitted along with Bid.
25. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.



**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 the 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: 21.07.2026

Place: Pune

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Authorized Officer,  
Omkara Asset Reconstruction Pvt Ltd  
(Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

