OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED **Corporate Office:** Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No- 9773406175.

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

Bid for sale of the following secured properties mortgaged in Mortgagor Dashrath G Boddu (Borrower) and Rohini Dashrath Boddu (Co-borrower) in "Financial Express "& "Loksatta" both Dated 17.08.2025.

Authorised Person: Pratiksha Patel: 9773406175

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	**All the Piece and Parcel of the residential premises bearing Flat No. 8 on the 4th Floor, Area admeasuring 29.73 Sq. Mtrs. i.e. 320 Sq. Ft., (Builtup) Constructed on the Land bearing CTS No. 41, Situated at Nana Peth, Taluka Haveli, District Pune, Within the Limits of the Registration District of Pune, Sub- Registrar, Taluka Haveli, Pune and Within the Limits of Pune Municipal Corporation.**	**Rs.15,75,000/-**	**Rs.1,57,500/-**

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 PS33/2020-21 Trust) payable at Mumbai) Dated _____ Amount ₹_____ **or by NEFT/ RTGS** (Name of Beneficiary OMKARA PS 33/2020-21 Trust, Bank Name: ICICI Bank, Account No. **344905001015.** IFSC Code **ICIC0003449.** Branch: Bandra (E), Mumbai.

*optional

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 moveable property more particularly described in the sale notice belonging to "Borrower Dashrath G Boddu (Borrower) and Rohini Dashrath Boddu (Co-borrower))" 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 09.09.2025 "As is Where is, As is What is and No Recourse Basis". The secured assets will not be sold below the 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 Ms. Pratiksha Patel over his mobile at 9773406175 and /or email pratiksha.patel@omkaraarc.com and submitted by superscribing "BID IN ACCOUNT OF Borrower Dashrath G Boddu (Borrower) and Rohini Dashrath Boddu (Co-borrower)" with Earnest Money Deposit details.

2. The last date for payment of EMD, and submission of Bid Form duly filled in and other Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9773406175 on 08.09.2025 up to 6.00 PM.
3. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour of "Omkara Trust- PS 33/2020-21" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

4. Name of Beneficiary OMKARA PS 33/2020-21 Trust, Bank Name: ICICI Bank, Account No. **344905001015.** IFSC Code **ICIC0003449.** Branch: Bandra (E), Mumbai

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 ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC.

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 OMKARA ARC, 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 & 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 & amp; 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 the bidder quoting the highest bid amount. Inter-se bidding will be at 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 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.

13. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorised Officer Mrs. Pratiksha Patel (Mobile – 97734 06175), E-Mail: pratiksha.patel@omkaraarc.com or at address as mentioned above in office hours during the working days.

14. The Bank/ARC reserves its 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.

17. **Intending bidders shall comply and give a declaration under section 29A of the insolvency and Bankruptcy Code 2016.**

18. **The Affidavit submitted along with the Bid/Tender Form in spirit of the Section 29 A of Insolvency and Bankruptcy Code 2016, shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to record, the amount deposited by the bidder shall forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.**

Place: Pune

Date:

Sd/-

Authorized Officer
OARPL
Omkara PS 33/2020-21 Trust

Signature of the Bidder:
Date: