



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 Auction the property mentioned in ANNEXURE - I for realization of the secured debts due to OARPL as on **06.01.2026** of **Rs. 33,46,157/- (Rupees Thirty-Three Lakh Forty-Six Thousand One Hundred Fifty-Seven Only)** with further accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc till date thereon 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:

Auctioneer Name	Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 22/20224-25 Trust) Address- As per Paper Publication
Auction to be Conducted by	M/s C1 India Pvt Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 Phone numbers: +91-124-4302020, +91 7291981124/1125/1126
Auction Schedule	Date of Auction: - As per Publication Timings: - As per Publication Auction Website: - https://www.bankeauctions.com Auction Website: - https://www.bankeauctions.com
Annexure	1) Publication of Sale Notice (Annexure - I) 2) Details of Bidder (Annexure – II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid. 3) Declaration by Bidder (Annexure – III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid. 4) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 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 support@bankeauctions.com 5) Price Confirmation Letter by H1 Bidder (Annexure – V) INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, OARPL mentioned in the Sale Notice & copy to support@bankeauctions.com , immediately on completion of the bidding. Annexure VI – Description of the Property
Special Instructions	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.



Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar Extn. Tirupur – 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (W), Mumbai - 400028. Tel.: 022-69231111

Email : mumbai@omkaraarc.com / www.omkaraarc.com / CIN: U67100TZ2014PTC020363

In case of any Grievance please contact on the following : Grievance Redressal Officer

Corporate Clients - +91 22 69231111 / Retail Clients - 1800 1207 57575 (Toll Free) / Email : grievances@omkaraarc.com



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.
9. Procedure of E-Auctioning:
 - a. e-Form Submission
 - b. All interested bidder 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 E-Auction 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.
10. 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.

11. 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 (EMD) by the defaulting bidder.
12. 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
13. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
14. OARPL shall be at liberty to cancel the E-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
15. 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.
16. The bidders are required to submit acceptance of the terms & conditions and modality of E-Auction given above before participating in the E-Auction.
17. 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
18. **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.

