

## 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. Contact No-9173670406.

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

Bid for sale of following secured properties mortgaged in the a/c of Borrower **Late Mr. Prakashbhai Roopchand Lalwani** and co-Borrower **Mrs. Jyotiben Prakashbhai Lalwani and Lal Prakashbhai Lalwani**

Financial Express (English) and (Gujarati) - Ahmedabad Dt. 09-08-2025.

**Authorized Person: Pratiksha Falke , Gehna Balwani :9173670406**

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	<p>ALL PIECE PARCEL OF PROPERTY/IES BEARING ADDRESS- District Sub-District Ahmedabad-6 (Naroda) CT Taluka in the vicinity of Moje Village Sardarnagar, CT Survey No. 3817 paiki among plot No. 27 there is Neelkanth Bungalow and among that is Bungalow No. 1 admeasuring approximately 160 sq. yards i.e. 133.78 sq. mtrs. and common plot and road varade 28.83 sq. mtrs. Thus, a total of 162.61 sq. mtrs is free hold possession of the owner of the property. Among 162.61 sq. mtrs the constructed area of the property is 108.67 sq. mtrs.</p> <p>Boundaries- North: Apartment. South: Bungalow No. 2 East: Plot bearing CT Survey no: 3818 West: Private path</p>	<b>Rs. 47,25,000/-</b>	<b>Rs. 4,72,500/-</b>

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

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

**3. Mobile/ telephone no. of the bidder** : \_\_\_\_\_

**4. Email Address of bidder** : \_\_\_\_\_

**5 Mobile/Telephone No. of Broker (If any):** \_\_\_\_\_

**6 Email address of Broker (If Any):** \_\_\_\_\_

**7. PAN NO.** : \_\_\_\_\_

(Attach copy of PAN Card) \*

**8 Bid Amount Offered**

: ₹ \_\_\_\_\_

**9. Bid Amount negotiable**

**towards increase in amount**

: Yes/ No

**10. Details of Earnest Money**

:

**Deposited (EMD) by Pay Order/Draft no.** \_\_\_\_\_ (Favoring OMKARA PS21/2024-25

**Trust** payable at Mumbai) Dated \_\_\_\_\_ Amount

₹ \_\_\_\_\_

**or by NEFT/ RTGS**

<b>ccount Name</b>	Omkara PS21/2024-25 Trust
<b>Bank Name</b>	ICICI Bank
<b>Account No.</b>	055505017445
<b>IFSC</b>	ICIC0000555
<b>Branch</b>	ICICI Bank Towers

\*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 **Late Mr. Prakashbhai Roopchand Lalwani and co-Borrower Mrs. Jyotiben Prakashbhai Lalwani and Lal Prakashbhai Lalwani**

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 18/09/2025 on "As is Where is, As is What is, whatever there is and Without 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: **Pratiksha Patel** over her email [pratiksha.patel@omkaraarc.com](mailto:pratiksha.patel@omkaraarc.com) and our representative Mrs. Gehna Balwani Mobile number 9173670406 email [gehna.balwani@omkaraarc.com](mailto:gehna.balwani@omkaraarc.com) and submitted by super scribing "BID IN ACCOUNT OF of Borrowers **Late Mr. Prakashbhai Roopchand Lalwani and co-Borrower Mrs. Jyotiben Prakashbhai Lalwani and Lal Prakashbhai Lalwani** 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, 47<sup>th</sup> Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9173670406 on 17/09/2025 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 "Omkara PS 21/2024-25 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:  
  
**Account: 055505017445, Name of the Beneficiary: Omkara PS21/2024-25 Trust, Bank Name: ICICI Bank Towers, Mumbai, IFSC Code: ICIC0000555**
4. Bids below reserve price or without EMD amount shall not be accepted.
5. The bid once submitted cannot be withdrawn and the bidder must purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
6. Inter - se bidding may take place.
7. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ affecting 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.
8. 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.

9. The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) immediately i.e., on the same day but not later than the next working day, and a balance of 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.
10. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of the 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.
11. 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.
12. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer **Pratiksha Patel** over her email [pratiksha.patel@omkaraarc.com](mailto:pratiksha.patel@omkaraarc.com) and our representative Mrs. Gehna Balwani (9173670406) [gehna.balwani@omkaraarc.com](mailto:gehna.balwani@omkaraarc.com) or at address as mentioned above in office hours during the working days.
13. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of auction.
14. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
15. 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  
OARPL  
Omkara PS 21/2024-25 Trust

Signature of the Bidder:

Date: