



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) & 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sell through e-Auction the properties through publication of **e-auction notice dated 09.09.2025** in ANNEXURE - I for realization of the secured debts due to OARPL with up-to-date interest, cost & expenses 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 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 / 21 / 22 / 23 / 24, +91 7291981124 / 1126)
Auction Schedule	Date of Auction: As per Publication Timings: As per Publication Auction Website: https://www.bankeauctions.com 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.
Annexure	<ol style="list-style-type: none"> 1) E-Auction Notice dated 09.09.2025 alongwith Terms and Condition (Annexure – I) <i>(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.)</i> 2) Details of Bidder (Annexure – II) <i>(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.)</i> 3) Declaration by Bidder (Annexure – III) <i>(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.)</i> 4) Confirmation by Bidder regarding receipt of training (Annexure – IV) <i>(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)</i> 5) Price Confirmation Letter by H1 Bidder (Annexure – V) <i>(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.)</i>

	<p>6) Annexure VI – Description of the Properties</p> <p>7) Annexure VII – Affidavit in Spirit of 29 A of IBC, 2016.</p>
Special Instructions	<p>Bidding in the last minutes and seconds should be avoided in the bidder's own interest. Neither the Service Provider nor OARPL will be responsible for any lapses /failure on the part of the Bidder, in such cases.</p>



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:** Tender and inter-se-bidding through 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 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 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. EMD deposited cannot be withdrawn on or after 08.09.2025 (6:00 pm)
12. 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.
13. 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
14. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
15. OARPL shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
16. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.
17. 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.
18. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
19. 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.
20. Secured Creditor/Authorized Officer reserves its right to adopt any method to select the highest bidder, if the bid amount of two or more bidders are identical/same and they do not opt for increase their respective Bid Amount through inter-se bidding through on-line e-auction portal.
21. If any person submits it's Bid through Tender Form for the Reserve Price or above the Reserve Price but subsequently doesn't login to participate in e-auction process, then also, if its Bid found to be highest, then, it may be declared as Highest Bidder at the sole discretion of the Secured Creditor/Authorised Officer.
22. **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.

**For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 07/2017-18 Trust)**

**Sd/-
Authorized Officer**

Date: 13.08.2025



Terms & Conditions for Sale of Property

1. The auction sale will be conducted online on “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis” of the subject secured assets on 09.09.2025 at 11:00 am.
2. Omkara ARC shall reserve the right to cancel the said auction at any time before registration of the Sale Certificate at own discretion and the amount paid towards sale shall be refunded without any interest.
3. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents, and area at actual, then Omkara ARC will not be responsible for the same, However, the intending bidders should make their own independent inquiries regarding the same prior to submitting their bid.
4. Demarcation of the property will be the responsibility of the successful purchaser, Omkara ARC will handover the possession “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis”
5. The Land Revenue Taxes amounting to Rs. 7,61,250/- for Lot I and Rs. 1,94,250/- for Lot II till the financial year 2019-20 have already been paid. The successful purchaser shall be responsible for reimbursing the same to OARPL within 15 days from the date of sale confirmation or on the date of final payment, whichever is earlier. The sale certificate will be issued only upon receipt of the entire sale consideration and reimbursement of Land Revenue Taxes as mentioned above. Failing to deposit the above amount within the above given time shall be treated as breach of the term and condition of the auction, resultantly the auction shall be treated as failed and the amount already deposited shall be liable to be forfeited.
6. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents, and area at actual, then Omkara ARC will not be responsible for the same, However, the intending bidders should make their own independent inquiries regarding the same prior to submitting their bid.
7. Demarcation of the property will be the responsibility of the successful purchaser, Omkara ARC will handover the possession “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis”
8. The auction will be conducted online through Omkara ARCs 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 support mobile No. +91-7291981124/25/26).
9. 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.
10. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028 is 08.09.2025 up to 6:00 PM.
11. The Bid and EMD cannot be withdrawn after 08.09.2025 (6:00PM)
12. The immovable property will be sold for a Reserve Price mentioned in the published auction notice. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
13. 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. 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.
14. 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 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.

15. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc, labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
16. 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, 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.
17. The bid once submitted cannot be withdrawn after permitted date of withdrawal of bid 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.
18. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor **“Omkara PS 07/2017-18 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: 50425496718, Name of the Beneficiary: Omkara PS 07/2017-18 Trust, Bank Name: Indian Bank, Branch: BKC, Mumbai, IFSC Code: IDIB000B845**. Please note that the Cheques shall not be accepted as EMD amount.
19. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
20. 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 or Mr. Bhavik Pandya, Mobile:8866682937 E mail – maharashtra@c1india.com.
21. The bidders must hold a valid e-mail address and may participate in e-auction for inter-se-bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Omkara ARC/service provider shall not be held responsible for internet connectivity, network problems, system crash own, power failure etc.
22. 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.
23. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the 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.
24. Interested parties are advised to independently verify the title, area of land, building and other details. Secured Creditor does not take any responsibility for any errors / omissions / discrepancy / shortfall etc.



in the title/area of Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.

25. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer **Mr. Abhishek Shelar**, Mobile: **+91-8097998596**, E-Mail: **abhishek.shelar@omkaraarc.com** or at address as mentioned above in office hours during the working days.
26. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
27. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
28. 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.
29. 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.
30. At the time of submission of the bid, the bidder should submit an affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code. 2016.
31. Secured Creditor/Authorized Officer reserves its right to adopt any method to select the highest bidder, if the bid amount of two or more bidders are identical/same and they do not opt for increase their respective Bid Amount through inter-se bidding through on-line e-auction portal.
32. If any person submits it's Bid through Tender Form for the Reserve Price or above the Reserve Price but subsequently doesn't login to participate in e-auction process, then also, if its Bid found to be highest, then, it may be declared as Highest Bidder at the sole discretion of the Secured Creditor/Authorised Officer.
33. 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.

For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 07/2017-18 Trust)

Sd/-
Authorized Officer

OMKARA		OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED		
Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai – 400028. Mobile: +91 8097998596 Board: +91 22 269231111 Email: abhishek.shelar@omkaraarc.com www.omkaraarc.com				
[Appendix - IV-A] [See proviso to rule 8 (6) and 9(1)] Sale notice for sale of immovable properties				
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002				
Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor as mentioned in the table below that the described immovable properties mortgaged/charged to Allahabad Bank (Now Merged with Indian Bank) Original Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Original Secured Creditor, who are now the Secured Creditor, thus, the said property shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" on 09.09.2025 at 11:00 am (last date and time for submission of bids is 08.09.2025 by 6:00 pm) for recovery as mentioned in the table below.				
OARPL (acting in its capacity as trustee of Omkara PS 07/2017-18 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 26.12.2017 along with underlying security from Allahabad Bank (Now Merged with Indian Bank).				
The details and description of the Borrower/Co-borrower/Guarantor/Mortgagor along with the due and payable amount as on mentioned below:				
Sl. No.	Name of Borrower	Director/Guarantor/Corporate Guarantor	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s. 13(2) of SARFAESI Act, 2002
1.	Sai Ansh Gold House Private Limited	1. Ms. Vanitha Chamanlal Awatane 2. Mr. Pradeepkumar Lalchand Bothra 3. Lalchand Bothra	03.06.2013	Rs.28,44,87,676/- as on 03.06.2013 alongwith further dues interest, charges, cost etc.
2.	Shubhankar Mercantile Private Limited	1. Ms. Vanitha Chamanlal Awatane 2. Mr. Pradeepkumar Lalchand Bothra 3. Sai Ansh Gold House Private Limited	21.05.2012	Rs.11,65,54,395/- as on 02.05.2012 alongwith further dues interest, charges, cost etc.
Description of the Immovable Properties, reserve price and the earnest money deposit and Bid Increment as under:				
Sl. No.	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD	Bid Increment amount
1.	Lot I:- Non - Agriculture Land bearing Survey No. 155, 162, 171, 172, 175, 176, 178, 183, 184, 195, 196, 197, 199, 253, 254, 255, 265, 276, 291, 294, 302, 307, 314, 806, 917, 919, 932, 937, 957, 966, 975, 981, 996, 1014, 1039, 1043, 1051, 1058, 1070, 1099, 1103, 1104, 1110, 1113, 1128, 1131, 1133, 1136, 1138, 1150, 1164, 1167, 1425, 1122, 1355 and 1125 admeasuring 40.08 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Sai Ansh Gold House Private Limited bounded as follow. North: Open Land South: Open Land East: Open Land West: Open Land	Rs. 63,00,000/-	Rs. 6,30,000/-	Rs. 1,00,000/-
2.	Lot II:- Non - Agriculture Land bearing Survey No. 294, 1140, 232, 284, 197, 965, 1111, 995, 1171, 1050, 919, 185, 242, 300, 368, 312, 304, 373, 252, 1157, 1151, 1135, 1041, 1015, 1134, 1168, 1128, 307, 276, 1162, 1149, 1155, 1199, 181, 918, 1143, 184 and 248 admeasuring 23.33 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Shubhankar Mercantile Private Limited bounded as follow. North: Open Land South: Open Land East: Open Land West: Open Land	Rs. 36,00,000/-	Rs. 3,60,000/-	Rs. 1,00,000/-
Date of E- Auction		09.09.2025 at 11:00 am		
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:		08.09.2025 by 6:00 pm		
Last Date to withdraw the BID		08.09.2025 by 6:00 pm		
Date of Inspection		Lot I – 22.08.2025 between 02:30 pm to 03:00 pm Lot II – 22.08.2025 between 03:00 pm to 03:30 pm		
Known Liabilities/encumbrances		Lot I: - Land Revenue Tax of Rs.7,61,250/- as on Year 2019-20 Lot II: - Land Revenue Tax of Rs.1,94,250/- as on Year 2019-20.		
For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. http://omkaraarc.com/aucaction.php . Bidder may also visit the website http://www.bankeauction.com .				
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 "Mis. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com , Mr. Bhavik Pandya, Mobile: 8866682937, E mail maharashtra@c1india.com and for any property related query contact the Authorised Officer, Mr. Abhishek Shelar, Mobile: +91 8097998596 Mail: abhishek.shelar@omkaraarc.com At the time submission of the bid, bidder should submit affidavit in the spirit of Section 29(A) of Insolvency and Bankruptcy code, 2016.				
Date: 13.08.2025 Place: PUNE		Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)		

OMKARA
ASSET RECONSTRUCTION PVT. LTD.

ओमकारा असेट्स रिकंस्ट्रक्शन प्रायव्हेट लिमिटेड

कॉर्पोरेट ऑफिस: कोहिनूर स्क्वेअर, ४४ वा मजला, एन. सी. केळकर मार्ग,
आर. जी. गडकरी चौक, दादर (पश्चिम), मुंबई ४०००२८. मोबाईल: +९१ ८०९९९८५९६ बॉक्स:
+९१ २१ २६९२३११११ ई-मेल: abhishek.shelar@omkaraarc.com संकेतस्थळ: www.omkaraarc.com

[नोटिफ IV-A]
[निष्पत्ती ८ (६) आणि ९ (१) ची तरतुद पहा]
स्वावर मालमतेच्या विक्रीसाठी विक्री सूचना

वि सिव्हीटी इंस्टीट्यूट (एनकोसमेंट) निव्हावली २००२ च्या निष्पत्ती ८ (६) आणि ९ (१) सह वाचल्या जाणाऱ्या सिव्हीटीटायव्हेशन अँड कंस्ट्रक्शन ऑफ फायनॅशियल असेट्स अँड एनकोसमेंट ऑफ सिव्हीटी इंस्टीट्यूट अँड, २००२ अंतर्गत स्वावर मालमतेच्या विक्रीसाठी विक्री सूचना .

सर्वसाधारणपणे जनतेला आणि विशेषतः कर्जदार सह-कर्जदार/जामीनदार/गहाणखतदार यांना सूचना देण्यात येत आहे की, अलाहाबाद बँक (आता इंडियन बँक विलीन) मूळ सुरक्षित कर्जदाराकडे गहाण चार्ज केलेल्या वर्णन केलेल्या स्वावर मालमता, ज्याचा प्रत्यक्ष ताबा मूळ सुरक्षित कर्जदाराच्या अधिकृत अधिकाऱ्याने पेतला आहे, जे आता सुरक्षित कर्जदार आहेत, अशा प्रकारे, सदर मालमता ०९.०९.२०२५ रोजी सकाळी ११:०० वाजता (बिड सादर करण्याची अंतिम तारीख आणि वेळ ०८.०९.२०२५ संध्याकाळी ६:०० वाजेपर्यंत आहे) ज्युलीसाठी विकली जाईल.

ओएआरपीएल (ओकारा पीएल ०७/२०१७-१८ ट्रस्ट)चे विद्युत् मंथन काम करत आहे)ने २६.१२.२०१७ च्या असाइनमेंट कराराद्वारे कर्जदार/सह-कर्जदार/जामीनदार/गहाणखतदार यांच्याकडून देव आणि देव असलेली संपूर्ण थकबाकी कर्जे अलाहाबाद बँककडून (आता इंडियन बँक विलीन झाली आहे) अंतर्निहित तापणास मिळवली आहेत. कर्जदार/सह-कर्जदार/जामीनदार/गहाणखतदार यांचे तपशील आणि वर्णन खाली नमूद केल्याप्रमाणे देव आणि देव रकमेसह:

अनु. क्र.	कर्जदाराचे अन्व	संचालक: हमीदार/ कॉर्पोरेट हमीदार	सर्फेसरी कायदा २००२ च्या कलम १३(२) अंतर्गत सूचना दिनांक	सर्फेसरी कायदा २००२ च्या कलम १३(२) अंतर्गत देव देणी
१	साई अंश गोल्ड हाऊस प्राक्वेट लिमिटेड	१. श्रीमती विनिता चमनलाल अग्रताणे २. श्री. प्रदीपकुमार लालचंद बोधरा ३. लालचंद बोधरा	०३.०६.२०१३	०३.०६.२०१३ अनुसार रु. २८,४४,८७,६७६/- (रुपये अठ्ठावीस कोटी चव्वंदाळीस लक्ष सव्वाऐशी हजार सहाशे शहातर मख)
२	शुभंकर मर्केटाईन प्राक्वेट लिमिटेड	१. श्रीमती विनिता चमनलाल अग्रताणे २. श्री. प्रदीपकुमार लालचंद बोधरा ३. साई अंश गोल्ड हाऊस प्राक्वेट लिमिटेड	२१.०५.२०१२	०२.०५.२०१२ अनुसार रु. ११,६५,५४,३९५/- (रुपये अकरा कोटी पासष्ट लक्ष चौपन्न हजार तीसरो पंच्याणव मात)

स्वावर मालमता, राखीव मूल्य, इसारा रक्कम ठेव आणि बोली काढविण्याच्या रकमेचा तपशील खालील प्रमाणे:

अ.क्र.	मालमतेचा तपशील	राखीव मूल्य	इश्टे	बोली वाढ रक्कम
१	लॉट I:- बिगर-कृषी जमीन सर्वेक्षण क्रमांक १५५, १६२, १७१, १७२, १७५, १७६, १७८, १८३, १८४, १९५, १९६, १९७, १९९, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२, २१३, २१४, २१५, २१६, २१७, २१८, २१९, २२०, २२१, २२२, २२३, २२४, २२५, २२६, २२७, २२८, २२९, २३०, २३१, २३२, २३३, २३४, २३५, २३६, २३७, २३८, २३९, २४०, २४१, २४२, २४३, २४४, २४५, २४६, २४७, २४८, २४९, २५०, २५१, २५२, २५३, २५४, २५५, २५६, २५७, २५८, २५९, २६०, २६१, २६२, २६३, २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७१, २७२, २७३, २७४, २७५, २७६, २७७, २७८, २७९, २८०, २८१, २८२, २८३, २८४, २८५, २८६, २८७, २८८, २८९, २९०, २९१, २९२, २९३, २९४, २९५, २९६, २९७, २९८, २९९, ३००, ३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०, ३११, ३१२, ३१३, ३१४, ३१५, ३१६, ३१७, ३१८, ३१९, ३२०, ३२१, ३२२, ३२३, ३२४, ३२५, ३२६, ३२७, ३२८, ३२९, ३३०, ३३१, ३३२, ३३३, ३३४, ३३५, ३३६, ३३७, ३३८, ३३९, ३४०, ३४१, ३४२, ३४३, ३४४, ३४५, ३४६, ३४७, ३४८, ३४९, ३५०, ३५१, ३५२, ३५३, ३५४, ३५५, ३५६, ३५७, ३५८, ३५९, ३६०, ३६१, ३६२, ३६३, ३६४, ३६५, ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२, ३७३, ३७४, ३७५, ३७६, ३७७, ३७८, ३७९, ३८०, 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१३१७, १३१८, १३१९, १३२०, १३२१, १३२२, १३२३, १३२४, १३२५, १३२६, १३२७, १३२८, १३२९, १३३०, १३३१, १३३२, १३३३, १३३४, १३३५, १३३६, १३३७, १३३८, १३३९, १३४०, १३४१, १३४२, १३४३, १३४४, १३४५, १३४६, १३४७, १३४८, १३४९, १३५०, १३५१, १३५२, १३५३, १३५४, १३५५, १३५६, १३५७, १३५८, १३५९, १३६०, १३६१, १३६२, १३६३, १३६४, १३६५, १३६६, १३६७, १३६८, १३६९, १३७०, १३७१, १३७२, १३७३, १३७४, १३७५, १३७६, १३७७, १३७८, १३७९, १३८०, १३८१, १३८२, १३८३, १३८४, १३८५, १३८६, १३८७, १३८८, १३८९, १३९०, १३९१, १३९२, १			

ANNEXURE-II

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to which EMD amount to be returned
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
12. Bid Amount quoted : _____ (Rupees _____

_____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://www.bankeauctions.com> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

.....
(Name & Signature of the Bidder(s))

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER(S)

To:

The Authroised Officer,

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,

Date:

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authroised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authroised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorised Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

.....

Name:.....

.....

Address:.....

.....

Email- ID.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of the bid.

ANNEXURE – IV

CONFIRMATION BY BIDDER REGARDING RECEIPT OF TRAINING

To,
The Authorised Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website <https://www.bankeauctions.com>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website <https://www.bankeauctions.com> and also e-Auction notice published by OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED. in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana, Pin: 122003, e-mail ID : support@bankeauctions.com

Note: 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, OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

ANNEXURE – V

PRICE CONFIRMATION LETTER BY BIDDER(S)

**To,
The Authorised Officer,
OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,**

**Sub: Final bid quoted during e- Auction - Sale of Properties of OMKARA ASSETS
RECONSTRUCTION PRIVATE LIMITED**

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In
Words _____) for the purchase of the property (give description of property
_____) during e-Auction of the said property held by M/S C1 India Pvt.
Ltd. on _____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

**Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44, Gurugram, Harvana, Pin:
122003, e-mail ID : support@bankeauctions.com**

**Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail
scanned letter the Authorised Officer, OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the
bidding.**



Annexure VI – Description of the Properties

• **Lot I**

Non - Agriculture Land bearing Survey No. 155, 162, 171, 172, 175, 176, 178, 183, 184, 195, 196, 197, 199, 253, 254, 255, 265, 276, 291, 294, 302, 307, 314, 806, 917, 919, 932, 937, 957, 966, 975, 981, 996, 1014, 1039, 1043, 1051, 1058, 1070, 1099, 1103, 1104, 1110, 1113, 1128, 1131, 1133, 1136, 1138, 1150, 1164, 1167, 1425, 1122, 1355 and 1125 admeasuring 40.08 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Sai Ansh Gold House Private Limited bounded as follow:

North: Open Land

South: Open Land

East: Open Land

West: Open Land

• **Lot II**

Non - Agriculture Land bearing Survey No. 294, 1140, 232, 284, 197, 965, 1111, 995, 1171, 1060, 919, 185, 242, 300, 368, 312, 304, 373, 252, 1157, 1151, 1135, 1041, 1015, 1134, 1168, 1128, 307, 276, 1162, 1149, 1155, 1199, 181, 918, 1143, 184 and 248 admeasuring 23.33 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Shubhankar Mercantile Private Limited bounded as follow:

North: Open Land

South: Open Land

East: Open Land

West: Open Land

AFFIDAVIT

- Lot I

Non - Agriculture Land bearing Survey No. 155, 162, 171, 172, 175, 176, 178, 183, 184, 195, 196, 197, 199, 253, 254, 255, 265, 276, 291, 294, 302, 307, 314, 806, 917, 919, 932, 937, 957, 966, 975, 981, 996, 1014, 1039, 1043, 1051, 1058, 1070, 1099, 1103, 1104, 1110, 1113, 1128, 1131, 1133, 1136, 1138, 1150, 1164, 1167, 1425, 1122, 1355 and 1125 admeasuring 40.08 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Sai Ansh Gold House Private Limited bounded as follow:

North: Open Land

South: Open Land

East: Open Land

West: Open Land

I/We _____ having address at

_____state, submit and confirm as follows:

1. We hereby state, submit and confirm that we are not disqualified from submitting a bid in respect of the Property mentioned in schedule hereinbelow mortgaged on the account of Sharad Ramchandra Mhatre.

2. We hereby state, submit and declare that we or any other person acting jointly with us or any person who is a promoter and/or in the management and/or control of us or any person who shall be the promoter and/or in management and/or control of the business:
- (a) is not an undischarged insolvent.
 - (b) is not a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
 - (c) has not been convicted for any offence punishable with imprisonment –
 - i. for two years or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force.
 - (d) is not disqualified to act as a director under the Companies Act, 2013.
 - (e) is not prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets
 - (f) has not executed a guarantee in favor of Sai Ansh Gold House Private Limited (Borrower), Mrs. Vanitha Chamanlal Awatane (Guarantor), Mr. Pradeepkumar Lalchand Bothra (Guarantor) and Mr. Lalchand Bothra (Guarantor)
 - (g) is not a related party of Sai Ansh Gold House Private Limited (Borrower), Mrs. Vanitha Chamanlal Awatane (Guarantor), Mr. Pradeepkumar Lalchand Bothra (Guarantor) and Mr. Lalchand Bothra (Guarantor) and/or any other person acting jointly, or any person who is a promoter and/or in the management and/or control of Sai Ansh Gold House Private Limited (Borrower), Mrs. Vanitha Chamanlal Awatane (Guarantor), Mr. Pradeepkumar Lalchand Bothra (Guarantor) and Mr. Lalchand Bothra (Guarantor) as per the provisions of the Companies Act, 2013
 - (h) has not a connected person eligible under the above clauses (Connected person shall mean any person who is the promoter or in the management or control of the bidder, the holding company, subsidiary company, associate company or related party of a person).
3. We hereby state, submit and confirm that whatever stated above is true, correct and the best of knowledge.

Before Me

AFFIDAVIT

- Lot II

Non - Agriculture Land bearing Survey No. 294, 1140, 232, 284, 197, 965, 1111, 995, 1171, 1060, 919, 185, 242, 300, 368, 312, 304, 373, 252, 1157, 1151, 1135, 1041, 1015, 1134, 1168, 1128, 307, 276, 1162, 1149, 1155, 1199, 181, 918, 1143, 184 and 248 admeasuring 23.33 Acres Situated at Shiral Near Z. P. School, Shiral, Taluka: Patana, District: Satara – 451206 owned by Shubhankar Mercantile Private Limited bounded as follow:

North: Open Land

South: Open Land

East: Open Land

West: Open Land

I/We _____ having address at

_____state, submit and confirm as follows:

4. We hereby state, submit and confirm that we are not disqualified from submitting a bid in respect of the Property mentioned in schedule hereinbelow mortgaged on the account of Sharad Ramchandra Mhatre.

5. We hereby state, submit and declare that we or any other person acting jointly with us or any person who is a promoter and/or in the management and/or control of us or any person who shall be the promoter and/or in management and/or control of the business:
- (a) is not an undischarged insolvent.
 - (b) is not a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.
 - (c) has not been convicted for any offence punishable with imprisonment –
 - i. for two years or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force.
 - (d) is not disqualified to act as a director under the Companies Act, 2013.
 - (e) is not prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities markets
 - (f) has not executed a guarantee in favor of Shubhankar Mercantile Private Limited (Borrower), Mrs. Vanitha Chamanlal Awatane (Guarantor), Mr. Pradeepkumar Lalchand Bothra (Guarantor) and Sai Ansh Gold House Private Limited (Guarantor)
 - (g) is not a related party of Shubhankar Mercantile Private Limited (Borrower), Mrs. Vanitha Chamanlal Awatane (Guarantor), Mr. Pradeepkumar Lalchand Bothra (Guarantor) and Sai Ansh Gold House Private Limited (Guarantor) and/or any other person acting jointly, or any person who is a promoter and/or in the management and/or control of Shubhankar Mercantile Private Limited (Borrower), Mrs. Vanitha Chamanlal Awatane (Guarantor), Mr. Pradeepkumar Lalchand Bothra (Guarantor) and Sai Ansh Gold House Private Limited (Guarantor) as per the provisions of the Companies Act, 2013
 - (h) has not a connected person eligible under the above clauses (Connected person shall mean any person who is the promoter or in the management or control of the bidder, the holding company, subsidiary company, associate company or related party of a person).
6. We hereby state, submit and confirm that whatever stated above is true, correct and the best of knowledge.

Before Me