

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk,
Dadar (West), Mumbai – 400028 | Email: devang.khira@omkaraarc.com /
aman.morarka@omkaraarc.com | Mobile No.: 8850593980 / 9619422209 | CIN:
U67100TZ2014PTC020363



OMKARA
ASSETS RECONSTRUCTION PRIVATE LIMITED

TENDER DOCUMENT FOR E AUCTION

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust 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 **Swiss Challenge method**, based on an existing offer in hand (**“Anchor Bid”**), by way of online e-auction, the properties through publication of auction notice dated 31-07-2025 in ANNEXURE - I for realization of the secured debts due to secured creditors 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 Private Limited 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 31-07-2025 along with Terms and Condition (Annexure – 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>) 6) Annexure VI – Description of the Properties 7) Annexure VII – Affidavit in Spirit of 29 A of IBC, 2016.

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Special Instructions	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.
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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:** Swiss Challenge method and inter-se-bidding through e-Auction, based on existing offer in hand.
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. Submission - The Intended Bidders may submit their EMD details and Bid/Tender Form, KYC documents by 6.00 p.m. on 14-08-2025 through any one of the following mode:-
 - (i) Physically to the Authorised Officer (Mr. Devang Khira, Deputy Vice President) at 47th Floor, Kohinoor Square, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028
 - (ii) Through e-mail (with pass-word protected file) on the e-mail id: devang.khira@omkaraarc.com and aman.morarka@omkaraarc.com.
 - 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”.

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- 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.
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, subject to confirmation from the anchor bidder. 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, after confirmation from the anchor 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 its 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.

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22. **Duration of Auction:** The auction of each property is scheduled 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 13/2024-25 Trust)**

Sd/-
**Devang Khira, Deputy Vice President
Authorized Officer
Date: 31-07-2025**

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: 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 the Sale Notice) with a copy to support@bankeauctions.com

Annexure – V: Just after the completion of the 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

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

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[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 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 (“SARFAESI Act”) read with proviso to Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s)/co-borrowers/mortgagors/guarantors that the below described immovable properties mortgaged/charged to the Secured Creditors (more particularly mentioned in the table as under) being **Stressed Assets Stabilization Fund (SASF), Karnataka Bank and Lakshmi Vilas Bank** (collectively referred to as “Lenders”), the **symbolic possession** of which has been taken by the **Authorized Officer of Omkara Assets Reconstruction Private Limited on 20-05-2025 and 21-05-2025**. Further, SASF Vide Assignment Agreement dated 31-08-2024, has assigned the debt of **LSP Agro Limited (Borrower)** to **Omkara Assets Reconstruction Private Limited (OARPL) (acting in its capacity as trustee of Omkara PS 13/2024-25 Trust)**. Further, Karnataka Bank, vide Assignment Agreement dated 13-03-2013 had assigned the debt of the borrower to Asset Reconstruction Company (India) Limited (ARCIL), which further assigned the debt of the borrower to **OARPL (acting in its capacity as trustee of Omkara PS 01/2025-26 Trust)** vide Assignment Agreement dated 15-04-2025. Further, Lakshmi Vilas Bank, vide Assignment Agreement assigned the debt of the borrower to Kotak Mahindra Bank Limited. OARPL is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607 and Corporate Office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Pursuant to the Assignment Agreement, OARPL has acquired entire outstanding debts along with the underlying securities against the above said Borrower from SASF and ARCIL and is entitled to recover the dues and enforce the securities.

The Authorized Officer of OARPL hereby intends to sell the below-mentioned properties under SARFAESI through “**Swiss Challenge Method**”, based on an existing offer in hand (“**Anchor Bid**”), by way of online e-auction, for recovery of dues of the lenders as shown in the below table. Parties interested in purchasing the properties may bid for any higher amount and the original offeror will have a right to match the same. In case the original offeror fails to match the highest bid, the property will be sold to the highest bidder. The properties shall be sold in exercise of rights and powers under the provisions of SARFAESI Act; on “As is where is”, “As is what is”, “Whatever there is” and “Without recourse basis” for the recovery of amount shown in the below table.

Details of the Borrower(s), Co-borrowers, Mortgagors and Guarantors, Details of the securities, Outstanding dues of all the lenders, Reserve Price, Incremental Bid Amount, Earnest Money Deposit (EMD) and known encumbrances (if any) is given as under:

Lo t N o.	Name of Borrower(s) / Guarantors/Mortgagors	Details of the Secured Asset	Owner of the property	Combined Reserve Price for all 4 properties	Bid Increment Amount (Collectively)	EMD (Collectively)
1	1. LSP Agro Limite	Exclusive charge on all those pieces and parcels of land admeasuring	Shri B.S. Arunachalam	Rs. 28,00,00,000/-	Rs. 25,00,000/-	Rs. 7,00,00,000/-

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	d (Borrower)	4.60 acres situated at Kotta Mettupatty Village, Omalur Taluk, Salem District in the state of Tamil Nadu bearing the Sy. Nos. 34/3A, 34/3B, 34/3C & 34/3D, together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.	Shri B.S. Krishnan Shri B.S. Chandrasekhar Shri B.S. Kumaresan Shri B.S. Mohan Kumar Shri B.S. Selva Kumar Shri B.S. Muralidharan			
2	2. Shri B.S. Krishnan (Guarantor / Mortgage) 3. Shri B.S. Chandrasekhar (Guarantor / Mortgage) 4. Shri B.S. Selva Kumar (Guarantor / Mortgage) 5. Shri B.S. Mohan Kumar (Guarantor / Mortgage) – Deceased – Through his legal heir Mrs. Suseetha Devi	First charge on all the pieces and parcels of land admeasuring 3.48 acres situated at Naickenpatti Village, Salem Taluk, Salem District within registration sub-district of Salem and Registration District of Salem in the state of Tamil Nadu bearing the Sy Nos. 24/4K (part), 24/4L (part), 24/4M (part), 24/4N (part), 24/4B, 24/4C, 24/4D, 24/4E, 24/4F, 24/4G, 24/4H, 24/4I, 24/4J, 24/5 & 24/3, together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth. (Second charge with OARPL (Assignee of ARCIL) and Kotak Mahindra Bank)	M/s LSP Agro Limited			
3	6. Shri B.S.	First charge on all those pieces and parcels of land admeasuring 128.50	M/s LSP Agro Limited			

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	Arunachalam (Mortgagor) – Deceased Through his legal heirs Mrs. B.A. Vasant ha Arunachalam, Mrs. R. Bhuvan esawari, Mrs. Kavitha	cents situated at Pallapatti Village in Suramangalam Registration Sub District, Salem Municipality in the state of Tamil Nadu bearing TS No. 16 in Ward ‘E’ Block-8, Sy. No. 93/1 in Ward ‘E’ Block-7 and TS No. 2/7B in Ward ‘E’ Block-8, together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth. (Second charge with OARPL (Assignee of ARCIL) and Kotak Mahindra Bank)				
4	Sivakumar and Mrs. Dr. Sangeetha Ramkumar 7. Shri B.S. Kumar esan (Mortgagor) 8. Shri B.S. Murali dharan (Mortgagor)	First charge on all those pieces and parcels of land admeasuring 62 cents situated at Elanthanchery Village, Ambattur Taluk, Tiruvallur District in the state of Tamil Nadu bearing Sy. Nos. 6/8 (part of no. 42), 6/3 (part), 6/4 (part) & 6/4 (part of no. 42) together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth. (Second charge with OARPL (Assignee of ARCIL) and Kotak Mahindra Bank)	M/s LSP Agro Limited			
				Rs. 28,00,00,000/-	Rs. 25,00,000/-	Rs. 7,00,00,000/-

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* All the above properties will be sold under a single lot and the sale consideration for each property will be adjusted proportionately in case of incremental bids above the reserve price as per the cancelled auction conducted on July 25, 2025.

Name of Borrower	Dues		Date of Possession
LSP Agro Limited	Name of the Lender	Outstanding Amount as on 10-04-2025 (In Rs. Crores)	<u>Symbolic Possession</u>
	OARPL (Assignee of SASF)	629.46	Tiruvallur – 20-05-2025
	OARPL (Assignee of ARCIL)	1,229.30	
	Kotak Mahindra Bank Limited	2,095.07	Salem – 21-05-2025
	TOTAL	3,953.83	
	(With further O/s. of OARPL and other lenders recoverable along with interest, cost & expenses as applicable from the date mentioned above)		

Last date and time for submission of bid Document and Proof of EMD	14-08-2025 up to 6:00 p.m.
Date of E-Auction & Time	18-08-2025 from 11:00 a.m. to 12:00 noon
Date of Inspection	Tiruvallur – 06-08-2025 from 11:00 a.m to 1:00 p.m. Pallapatti – 07-08-2025 from 11:00 a.m. to 1:00 p.m. Naickenpatti – 07-08-2025 from 3:00 p.m. to 5:00 p.m. Omalur – 08-08-2025 from 11:00 a.m. to 1:00 p.m.
Contact Person for Inspection	Shri Vignesh Shedge – 8451899507 vignesh.shedge@omkaraarc.com
Pending Litigations known to OARPL	Civil Appeal No. 4782 of 2021 has been filed by Shri B.S. Krishnan and Civil Appeal No. 5729 of 2021 has been filed by SASF (now OARPL) before the Hon'ble Supreme Court of India, against the decision of the NCLAT, New Delhi. At present, there is no stay order in the said proceeding
Known Encumbrances	None Known
Account: 1149321155, Name of the Beneficiary: Omkara PS 13/2024-25 Trust, Bank Name – Kotak Mahindra Bank Branch: Mumbai BKC, IFSC Code: KKBK0001405	

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For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>. The auction shall be conducted online by OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (remittance by way of NEFT/ RTGS) is 14-08-2025 by 6:00 PM. 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, Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com and for any property related query contact the Authorized Officer @ 8850593980 / 9619422209 Email – aman.morarka@omkaraarc.com / devang.khira@omkaraarc.com. 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.

**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 15 (Fifteen) days to the Borrower(s)/Guarantors/Mortgagors of the above loan account under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of The 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 along with further interest and all costs and expenses within the time stipulated as per the provisions of Section 13(8) of SARFAESI Act, 2002. 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: 31-07-2025

Place: Chennai, Tamil Nadu

Sd/-
Devang Khira
Deputy Vice President
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust)

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TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH PRIVATE TREATY UNDER SARFAESI ACT 2002 THROUGH “SWISS CHALLENGE METHOD”

1. The sale is governed by the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002. The auction sale will be conducted online on **“As is where is”, “As is what is” “whatever there is” and “Without Recourse Basis”** and on **SYMBOLIC POSSESSION basis**. The Sale is conducted by way of Private Treaty under Rule 8(5) of the Security Interest (Enforcement) Rules, 2002
2. The auction among the intending bidders in the auction process will be conducted online through OARPL’s approved 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).
3. The Bidders are required to register on portal <https://www.bankeauctions.com> using their mobile number and email-id and upload requisite KYC documents. Afterwards e-Auction service provider, will verify the KYC documents.
4. 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 bid and in case of company, firm etc. proper resolution and authority letters must be submitted.
5. Once the KYC is approved, the Bidders have to complete their registrations and formalities on <https://www.bankeauctions.com> and transfer the EMD amount through online mode i.e. NEFT/ RTGS/ Fund Transfer to the credit of A/c No.: 1149321155, A/c Name: Omkara PS 13/2024-25 Trust, IFSC: KKBK0001405, Bank Name: Kotak Mahindra Bank and Branch: Mumbai, BKC.
6. Earnest Money Deposit (EMD) amount as mentioned in the e-sale notice dated 31.07.2025 shall be paid through online mode i.e. NEFT/ RTGS/ Fund Transfer. Use of any other payment mode would result in non-credit of EMD amount. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. EMD amount of the unsuccessful Bidders will be returned without interest within 7 days.
7. Bidder registration, submission & verification of KYC documents and transfer of EMD may be completed well in advance. The Bidder has to submit the KYC documents well in time before e-Auction date, Authorized officer shall have absolute discretion to accept and complete the KYC verification & EMD amount. However, in such event the Authorized officer will not be held liable for any delay/ failure in completing the verification of KYC documents.
8. The eligible bidders are allowed to participate in the e-auction scheduled on 18.08.2025 from 11.00 am to 12.00 noon at E-Auction platform for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. OARPL/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
9. The bid price to be submitted shall be above the Reserve Price as provided in the e-sale notice dated 31.07.2025 and during the e-Auction, the Bidders will be allowed to offer higher bid. The properties under the Auction, will not be sold below the Anchor bid received by the Authorized Officer. The bid quoted below the Anchor bid shall be rejected. An extension of 5 Minutes in the time period shall be provided in case of receipt of a bid in last ten minutes of e-Auction. In such extended time the Bidders shall be allowed to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 5 minutes to the last highest bid, the e-Auction shall be closed. The Bidders shall be allowed

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to revised its own Bid during bidding process on multiple time. The last highest bid shall be considered as H1 bid (“H1 Bid”) and the highest bidder shall be considered as H1 bidder (“H1 Bidder”).

10. After conclusion of e-Auction:

- The Authorized Officer shall inform the declaration of H1 Bidder to the highest bidder. It is clarified that the confirmation of H1 Bidder as the Successful Bidder shall be subject to the right of first refusal of the Anchor Bidder.
- The “Anchor Bidder” shall be informed of the H1 Bid who shall have right to match the Highest bid amount on the same day of the e-Auction after being informed by the authorized officer about the H1 Bid.
- If the Anchor Bidder is declared as a Successful Bidder, the amount deposited by the participating Bidders shall be refunded to the unsuccessful bidders. The amount already deposited by the Anchor Bidder as EMD for participation in the e-Auction process shall be appropriated against the Sale Consideration. If the Anchor Bidder fails to deposit 75% of the Sale Consideration within the time stipulated herein , the EMD deposited by the Anchor Bidder shall be forfeited.
- Further, in case of no bid received during the auction process then the Anchor Bidder is declared as a Successful Bidder. The amount already deposited by the Anchor Bidder as EMD shall be appropriated against the Sale Consideration.
- In the event, if the Anchor Bidder does not opt to match the H1 Bid then the H1 bidder will be considered as Successful Bidder and the EMD deposited by the Anchor Bidder during the participation shall be refunded within a period of 7 days thereof without any deduction whatsoever and without any interest.
- Then Successful Bidder shall immediately deposit the incremental amount of the 25% of the highest bid amount, which is inclusive of the EMD amount.
- The Successful Bidder shall within 15 days (Fifteen) as per the SARFAESI Act from the date of e-Auction pay the balance amount (75% of the Sale Consideration) to the OARPL in the manner as instructed by the Authorized Officer.
- In case the Successful Bidder fails to deposit the balance amount, including the incremental amount of 25% (75% of the Sale Consideration) within the time stipulated above, the entire deposit made by the Successful Bidder (towards Sale Consideration and/or EMD) till then shall be forfeited by the Authorised Officer without any further notice and the property shall be sold again.
- The Successful Bidder to execute Memorandum of Understanding (MOU) with the secured creditor in which terms and conditions of the Private Treaty Sale as agreed upon in writing.

11. On receipt of the entire Sale Consideration, the Authorized Officer shall issue the sale certificate as per Rules (“Sale Certificate”). The Successful Bidder shall bear the stamp duties, including those of sale certificate and registration charges, all statutory dues payable to Government/ any authority, Taxes, GST and rates and outgoing, both existing and future, relating to properties forming part of the Secured Assets, if applicable.

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12. Post receipt of the entire sale consideration amount, the original copies of the title documents available with OARPL either in soft or hard copy shall be handed over to the successful bidder. OARPL shall not be held liable for any other documents required by the Successful Bidder except for the documents available for due diligence by OARPL.
13. No request for inclusion/ substitution of names, other than those mentioned in the bid, in the Sale Certificate will be entertained. The Sale Certificate will be issued only in the name of the Successful Bidder.
14. In the event any stay/injunction/restraint order is passed by the DRT/ DRAT/ High Court or any other court against the issue of Sale Certificate, the Sale Certificate may not be issued until such order is vacated. However, that in case if the terms of the stay/injunction/restraint order restrict or restrain the Successful Bidder from withdrawing the bid then the Successful Bidder cannot withdraw the bid without the prior approval/necessary order from the concerned tribunal or court.
15. The Authorised Officer shall not be held responsible for any charge, lien, encumbrance, property tax or any other dues/ Taxes to the Govt. or anybody in respect of the property under Sale.
16. Bidders are advised to properly read the e-Sale Notice, Terms & Conditions of e-Auction, Help Manual on operational part of e-Auction and follow them strictly. Bidders are bound by the principle of caveat emptor (Buyer Beware).
17. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://support@bankeuactions.com>, contact details of which are available on the e-Auction portal.
18. Default of payment of 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The property shall be resold and defaulting purchaser shall forfeit all claim to the property or to any part of the sum paid by them.
19. The Authorized Officer has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier Bidder fails to perform.
20. It is to be noted that e-auction is being held with an Anchor Bid already in hand. The bidder for Anchor Bid carries the “Right of First Refusal” post conducting the e-auction process. In the event of no participation in the e-auction process, the bidder for Anchor Bid shall be declared as successful bidder.
21. Highest bid will be provisionally accepted on “subject to approval” basis and the highest Bidder shall not have any right/ title over the property/ Secured Assets until the sale is confirmed by the Authorized Officer.
22. All intimation to Bidders will be primarily through e-mail by the Authorised Officer. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, Bidders are expected to take efforts to find out status from the Authorised Officer. Non-receipt of information should not be an excuse for default/ non-payment.
23. The property/ Secured Asset is being sold on “As is where is”, “As is what is”, “Whatever there is” and “Without recourse” basis and on Symbolic Possession. The Bidders should make their own discreet

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independent inquiries & verify the concerned Registrar/ SRO/ Revenue Records/ other Statutory authorities regarding the encumbrances and claims/ rights/ dues/ charges of any authority, if applicable, such as Sales Tax, Excise/ GST/ Income Tax/ Municipality/ Local Body/ Civil Body, etc. besides the OARPL's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc., over the property before submitting their bids. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Secured Creditors. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party encroachment/ encumbrances/ claims/ rights/ dues. No claim of whatsoever nature regarding the property put for sale charges/ encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

24. The Bidders/ Anchor Bidder (s), in order to protect his/ their individual interests is/ are advised to verify the Secured Asset, conduct due diligence at his/ their own costs in respect of the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders/ claimants to their satisfaction before submitting the bids. Any bid made shall be deemed to have been submitted after complete satisfaction of the Bidder in respect of title (including mortgage/ charge of the OARPL) of the property/ Secured Assets and/ or all claims there against and after due & proper inspection of the Secured Assets and hence the Bidders shall not be entitled to make any requisition or raise any query/ objection vis-à-vis Authorised Officer as to the title (including mortgage/ charge of the OARPL) or condition of the Secured Asset or any part thereof or any dues/ taxes/ levies irrespective as to whether disclosed or undisclosed.
25. If, the BID of any two or more bidders are found identical (with same amount) and no one further participate in the inter-se-bidding process, it shall be at sole discretion of the authorized officer to choose the criteria/mechanism to decide the successful bidder and no bidder shall have right to protest or object the same.
26. If the dues of the OARPL and other Secured Creditors/Financial Creditors secured by the assets put up for sale together with all costs, charges and expenses incurred by the OARPL/Secured Creditors are tendered to their satisfaction by or on behalf of the Borrower at any time before the date fixed for sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.
27. It is presumed and understood that by submitting a bid, the Bidder(s) including Anchor Bidder has made his/ their own independent assessment, due-diligence, legal and otherwise of the Secured Asset and their condition and has sought independent professional, financial and legal advice.
28. Any expenses (by whatever name called) incurred towards moving, handling, re-locating, transportation, demarcation in respect of any action related to Secured Asset and any other incidental expenses shall be borne by the Successful Bidder and the Secured Creditors shall not be liable for the same.
29. The OARPL does not undertake any responsibility to procure any permission/ license, NOC, etc., in respect of the property/ Secured Asset offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues,

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dues to the Municipal Corporation/ local authority/ Co-operative Housing Society or any other dues or taxes, if applicable, in respect of any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax Act regarding purchase of property/ Secured Asset and to pay the tax to the authorities as per applicable rates.

30. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/ postpone/ cancel the sale/ modify any terms and conditions of the sale/ conduct a fresh auction without any prior notice and assigning any reason. The Authorized Officer/Secured Creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale. Any corrigendum relating to the e-auction notice including but not limited to change/extension of date of inspection/e-auction etc. shall be uploaded on the website only.
31. Intending bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. The sale is subject to confirmation by the Secured Creditor. The sale is subject to conditions/ rules/ provisions prescribed in the SARFAESI, the Rules framed thereunder and the terms & conditions mentioned above.
32. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.
33. At the time of submission of the bid, the bidder should submit an affidavit in the spirit of Section 29A of Insolvency and Bankruptcy Act, 2016 which shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to the record, the amount deposited by the purchaser shall be forfeited after allowing an opportunity for clarification. The aforesaid terms are also binding on Anchor bidder. After the said verification, the Sale Certificate shall be issued.
34. In case of any dispute regarding payment/ registration of the property/ Secured Assets or any other matter relating to this e-Auction, the decision of Secured Creditor will be final.
35. For any property related query or inspection of property schedule, the interested person may contact the Authorized Officer concerned: Mr. Devang Khira, (Mob. No.: 9619422209) or Mr. Aman Morarka, (Mob No.: 8850593980) (Email ID devang.khira@omkaraarc.com and aman.morarka@omkaraarc.com or at address as mentioned above in office hours during the working days.

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**Annexure VI – Description of the properties**

Lot No.	Particulars																																																																								
1	<p>All those pieces and parcels of land owned by Shri B.S. Arunachalam, Shri B.S. Krishnan, Shri B.S. Chandrasekharan, Shri B.S. Kumaresan, Shri B.S. Mohan Kumar and Shri B.S. Selva Kumar admeasuring 4.60 acres situated at Kotta Mettupatty Village, Omalur Taluk, Salem District in the state of Tamil Nadu bearing the following survey numbers and extents mentioned against them:</p> <table><tr><th>Sr. No</th><th>Survey No.</th><th>Acres</th><th>Cents</th></tr><tr><td>1</td><td>34/3A</td><td>1</td><td>45</td></tr><tr><td>2</td><td>34/3B</td><td>1</td><td>44</td></tr><tr><td>3</td><td>34/3C</td><td>1</td><td>44</td></tr><tr><td>4</td><td>34/3D</td><td>--</td><td>27</td></tr><tr><td colspan="2">TOTAL</td><td>4</td><td>60</td></tr></table> <p>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.</p>	Sr. No	Survey No.	Acres	Cents	1	34/3A	1	45	2	34/3B	1	44	3	34/3C	1	44	4	34/3D	--	27	TOTAL		4	60																																																
Sr. No	Survey No.	Acres	Cents																																																																						
1	34/3A	1	45																																																																						
2	34/3B	1	44																																																																						
3	34/3C	1	44																																																																						
4	34/3D	--	27																																																																						
TOTAL		4	60																																																																						
2	<p>All those pieces and parcels of land owned by M/s LSP Agro Limited admeasuring 3.48 acres situated at Naickenpatti Village, Salem Taluk, Salem District within registration sub-district of Salem and Registration District of Salem in the state of Tamil Nadu bearing the following survey numbers and the extent mentioned against them:</p> <table><tr><th>Sr. No</th><th>Survey No.</th><th>Acres</th><th>Cents</th></tr><tr><td>1</td><td>24/4K</td><td>--</td><td>06</td></tr><tr><td>2</td><td>24/4L</td><td>--</td><td>05</td></tr><tr><td>3</td><td>24/4M</td><td>--</td><td>57</td></tr><tr><td>4</td><td>24/4N</td><td>--</td><td>05</td></tr><tr><td>5</td><td>24/4B</td><td>--</td><td>24</td></tr><tr><td>6</td><td>24/4C</td><td>--</td><td>31</td></tr><tr><td>7</td><td>24/4D</td><td>--</td><td>21</td></tr><tr><td>8</td><td>24/4E</td><td>--</td><td>10</td></tr><tr><td>9</td><td>24/4F</td><td>--</td><td>07</td></tr><tr><td>10</td><td>24/4G</td><td>--</td><td>10</td></tr><tr><td>11</td><td>24/4H</td><td>--</td><td>11</td></tr><tr><td>12</td><td>24/4I</td><td>--</td><td>07</td></tr><tr><td>13</td><td>24/4J</td><td>--</td><td>10</td></tr><tr><td>14</td><td>24/5 (No. 1 of Naickenpatti Village)</td><td>--</td><td>61 (with a common half share in the pathway in the extent of 0.10 acres)</td></tr><tr><td>15</td><td>24/3 (No. 1 of Naickenpatti Village)</td><td>--</td><td>34 (with a common half share in the pathway in the extent of 0.10 acres)</td></tr><tr><td>16</td><td>24/3</td><td>--</td><td>49 (with a common half share in the pathway in the extent of 0.10 acres)</td></tr><tr><td colspan="2">TOTAL</td><td>3</td><td>48</td></tr></table> <p>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.</p>	Sr. No	Survey No.	Acres	Cents	1	24/4K	--	06	2	24/4L	--	05	3	24/4M	--	57	4	24/4N	--	05	5	24/4B	--	24	6	24/4C	--	31	7	24/4D	--	21	8	24/4E	--	10	9	24/4F	--	07	10	24/4G	--	10	11	24/4H	--	11	12	24/4I	--	07	13	24/4J	--	10	14	24/5 (No. 1 of Naickenpatti Village)	--	61 (with a common half share in the pathway in the extent of 0.10 acres)	15	24/3 (No. 1 of Naickenpatti Village)	--	34 (with a common half share in the pathway in the extent of 0.10 acres)	16	24/3	--	49 (with a common half share in the pathway in the extent of 0.10 acres)	TOTAL		3	48
Sr. No	Survey No.	Acres	Cents																																																																						
1	24/4K	--	06																																																																						
2	24/4L	--	05																																																																						
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 U67100TZ2014PTC020363



3

All those pieces and parcels of land owned by M/s LSP Agro Limited admeasuring 128.50 cents and situated at Pallapatti Village in Suramangalam Registration Sub District, Salem Municipality in the state of Tamil Nadu bearing the following survey numbers and the extents mentioned against them:

Sr. No	Survey No.	Acre	Cents
1	T.S. No. 16 in ward 'E' Block-8	--	08.00
2	S.No 93/1 in ward 'E' Block-7	--	80.00
3	T.S. No. 2/7B in ward 'E' Block-8	--	40.50
TOTAL		--	128.50

Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

4

All those pieces and parcels of land owned by M/s LSP Agro Limited admeasuring 62 cents and situated at Elanthanchery Village, Ambattur Taluk, Tiruvallur District in the state of Tamil Nadu bearing the following survey numbers and the extents mentioned against them:

Sr. No	Survey No.	Acre	Cents
1	6/8 part of No. 42	--	13
2	6/4 part	--	08
3	6/3 part	--	06
4	6/4 part No. 42	--	35
TOTAL		--	62

Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

**Notary -Annexure VII -
On Rs. 600 Stamp paper**

AFFIDAVIT CUM DECLARATION

For the Auction process of following properties:

Property Description of Immovable Properties:

Lot 1 –

All those pieces and parcels of land admeasuring 4.60 acres situated at Kotta Mettupatty Village, Omalur Taluk, Salem District in the state of Tamil Nadu together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

All the pieces and parcels of land admeasuring 3.48 acres situated at Naickenpatti Village, Salem Taluk, Salem District within registration sub-district of Salem and Registration District of Salem in the state of Tamil Nadu together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

All those pieces and parcels of land admeasuring 128.50 cents situated at Pallapatti Village in Suramangalam Registration Sub District, Salem Municipality in the state of Tamil Nadu together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

All those pieces and parcels of land admeasuring 62 cents situated at Elanthanchery Village, Ambattur Taluk, Tiruvallur District in the state of Tamil Nadu together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

I/We _____ having address at _____
_____ and having Aadhar Card No. _____ and Pan No. _____

(hereinafter referred to as the “Purchaser/ Bidder” which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and permitted assigns) state, submit and confirm as follows:

1. I/We hereby state, submit and confirm that we are not disqualified from submitting a bid/proposal in respect of Property mentioned in schedule above, mortgaged on the account of LSP Agro Limited.
2. I/We hereby state, submit and declare that I/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 LSP Agro Limited (Borrower)

3. That pursuant to the Public Notice for e-auction under Swiss Challenge method for sale of immovable properties dated 31.07.2025 issued by the Authorised Officer of Omkara Assets Reconstruction Private Limited, acting in its capacity as Trustee of “Omkara PS 13/2024-25 Trust” (hereinafter referred to as “OARPL”), the Purchaser / Bidder has made/is making a bid for purchase of Secured Assets as mentioned in the public notice.
4. We declare that no person who was or is a promoter or in management or control of the business of LSP Agro Limited, the Borrower and/ or is a relative of its guarantors or mortgagors is holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder.
5. We declare that no person who was/is a promoter or in management or control of the business of the holding company, subsidiary company, associate company or related party or connected person of the said Borrower, its guarantors, mortgagors is and/ or was holding any position in the Bidder as director or Key Management Person or has any significant influence over the affairs of the Bidder or is connected/related in any manner.
6. We further declare that none of the persons of the said Borrower, its guarantors, mortgagors have directly or indirectly approached the Bidder or had any influence in taking the decision or offered inducement of any nature to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors or in respect of price/ consideration offered to the OARPL.
7. We declare that the Bidder is neither a related party nor has any conflict of interest and has taken independent business decision to make the bid for purchase of the Secured Assets of the Borrower, its guarantors, mortgagors solely in due course of business and based on commercial considerations after independent due diligence of the Secured Assets of the said Borrower, its guarantors, mortgagors.

8. We further declare that the Bidder does not have any commercial or any such similar connections or relation with the Debtor Entity i.e. the Borrower, its guarantors, mortgagors or its promoters, its subsidiary, holding or associate companies or related parties or connected persons of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors that have had influence on the decision of the Bidder to acquire the Secured Assets of Debtor Entity i.e. the Borrower, its guarantors, mortgagors or in the matter of decision as to price/consideration offered to OARPL.
9. We declare that the Bidder or any of its officers/KMP has not been subject to any disability corresponding to the regulatory violations under any law within or outside the jurisdiction of India.
10. We hereby declare that this Declaration has been executed by the Bidder under proper authority and has obtained all approvals as may be required in this regard.
11. We make this declaration knowing that on the faith and strength thereof OARPL has agreed to consider our bid for purchase of the Secured Assets of the Debtor Entity i.e. the Borrower, its guarantors, mortgagors.
12. The terms/expressions used herein have to be understood and construed in accordance with the definitions contained in Companies Act, 2013, Insolvency and Bankruptcy Code, 2016 and such applicable laws.
13. We hereby state, submit and confirm that whatever stated above is true, correct and to the best of my knowledge.

Place:

Date:

Before Me