



### **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:

<b>Auctioneer Name</b>	Omkara Assets Reconstruction Pvt Ltd Address- As per Paper Publication
<b>Auction to be Conducted by</b>	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)
<b>Auction Schedule</b>	Date of Auction: As per Publication Timings: As per Publication Auction Website: <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> 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.
<b>Annexure</b>	<ol style="list-style-type: none"> <li>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></li> <li>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 <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> during the time of submission of the bid.)</i></li> <li>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 <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> during the time of submission of the bid.)</i></li> <li>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 <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>)</i></li> <li>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 &amp; copy to <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>, immediately on completion of the bidding.)</i></li> </ol>

	<p>6) Annexure VI – Description of the Properties</p> <p>7) Annexure VII – Affidavit in Spirit of 29 A of IBC, 2016.</p>
<b>Special Instructions</b>	<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 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 09/2019-20 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. 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.
6. 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).
7. 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.
8. 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.
9. The Bid and EMD cannot be withdrawn after 08.09.2025 (6:00PM)
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. The interested bidders shall submit their EMD details and documents through Web Portal: [bankeauctions.com](http://bankeauctions.com) through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS/DD** payable at Mumbai in favor **“Omkara PS 09/2019-20 Trust”** which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS/DD payable at Mumbai in the following Account:001312100017981, Name of the Beneficiary: Omkara PS 09/2019-20 Trust, Bank Name: Bharat Co-operative Bank (Mumbai) Limited, Branch: Bandra Mumbai, IFSC Code: BCBM0000014**. Please note that the Cheques shall not be accepted as EMD amount. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e- auction sale proceedings.
17. 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](mailto:support@bankeauctions.com) or Mr. Bhavik Pandya, Mobile:8866682937 E mail – [maharashtra@c1india.com](mailto:maharashtra@c1india.com).
18. 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.
19. 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.
20. 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.
21. 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.
22. 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](mailto:abhishek.shelar@omkaraarc.com)** or at address as mentioned above in office hours during the working days.
23. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
24. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.


25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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 09/2019-20 Trust)**

**Sd/-  
Authorized Officer**

 <b>OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED</b> 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																													
<b>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.</b> 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 Bharat Co-operative Bank (Mumbai) Ltd., the Secured Creditor who in turn assigned the underlying security interest therein unto the Omkara Assets Reconstruction Private Limited (OARPL), wherein, the physical possession of the mortgaged asset has been taken by the Authorised Officer of the OARPL, 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 09/2019-20 Trust) has acquired entire outstanding debts due and payable by the Borrower/Co-Borrower/Guarantor/Mortgagor vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited. The details and description of the Borrower/Co-borrower/Guarantor/Mortgagor along with the due and payable amount as on 30.11.2014 is mentioned below:																													
Sl. No.	Name of Borrower	Name of Director/ Guarantors/Co-borrower/	Date of Notice U/s.13(2) of SARFAESI Act, 2002	Dues as per Notice U/s.13(2) as on 30.11.2014																									
1.	P. K. Import Exports Prop. Kulbir Singh Darshan Singh Sahni	Hasneet Kaur Sahni	01.12.2014	Rs. 1,47,91,545/-																									
2.	P. K. Developer and Builder Pvt. Ltd.	Mr. Kulbir Singh Darshan Singh Sahni Mrs. Parminder Kaur Kulbir Singh Sahni	01.12.2014	Rs. 4,58,26,330/-																									
3.	Perfect Kool Solutions Prop. Kulbir Singh Darshan Singh Sahni	Hasneet Kaur Sahni	01.12.2014	Rs. 2,27,18,659/-																									
4.	Horizon Idea Innovations Prop. Hasneet Kaur Sahni	Mr. Kulbir Singh Darshan Singh Sahni	01.12.2014	Rs. 1,69,60,947/-																									
The description of the Immovable Properties, reserve price and the Earnest Money Deposit (EMD) are as under:																													
Sl. No.	DESCRIPTION OF THE PROPERTY			Reserve Price	EMD																								
1.	A) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane: <table border="1"> <thead> <tr> <th>S. No.</th> <th>Area HR</th> <th>Assessment Rs. Ps.</th> </tr> </thead> <tbody> <tr> <td>131/19(P)</td> <td>0-40-0</td> <td>2=54</td> </tr> </tbody> </table> Out of the area of 2-00-0 HR "The Larger Property" On or towards East: Road Going towards the Salt Pan On or towards West: Land of Vanraj More, On or towards South: Remaining portion of 0-40-0 HR of the land bearing Gut No.131/19 part belonged to the party of the first part and after that the govt land reserve for sale pan. On or towards North: 0-12-0 Haar: aar plot of the land out of the same gut no and thereafter the remaining portion of the land bearing gut no. 131/19/P belonged to the vendor. Along with all necessary easement rights appurtenances to the land and right access from main road. B) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record: <table border="1"> <thead> <tr> <th>S. No.</th> <th>Area HR</th> <th>Assessment Rs. Ps.</th> </tr> </thead> <tbody> <tr> <td>131/19(P)</td> <td>2-00-0</td> <td>2=54</td> </tr> </tbody> </table> Out of the above land the area of 0-60-0 Aar i.e. (1 acre, 20 Gunthas) land owned and possessed by the Vendor is sold out to the purchaser by vendor is sold out to the purchaser by the vendor which is the subject matter of this deed of conveyance. On or towards East: Road Going towards the Salt Pan On or towards West: Land of Jagannath More On or towards South: Remaining portion of 0-40-0 H. Aar of the land bearing Gut No.131/19 part belonged Shri Premchandra Bakram Singh. On or towards North: Palghar Kharekuran Road. Along with all necessary easement rights appurtenances to the land and right access from main road. C) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record: <table border="1"> <thead> <tr> <th>S. No.</th> <th>Area HR</th> <th>Assessment Rs. Ps.</th> </tr> </thead> <tbody> <tr> <td>131/30</td> <td>0-40-0</td> <td>2=61</td> </tr> </tbody> </table> On or towards East: Road Going towards the Salt Pan On or towards West: Land of Jagannath More On or towards South: Land of Shri Brijesh Yadav On or towards North: Land of Jagannath More and at present in possession of Shri Kulbir Singh Sahani Along with all necessary easement rights appurtenances to the land and right access from main road. D) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane: <table border="1"> <thead> <tr> <th>S. No.</th> <th>Area HR</th> <th>Assessment Rs. Ps.</th> </tr> </thead> <tbody> <tr> <td>131/19(P)</td> <td>0-40-0</td> <td>2=54</td> </tr> </tbody> </table> Out of the area of 2-00-0 HR "The Larger Property" On or towards East: Road Going towards the Salt Pan On or towards West: Land of Vanraj More On or towards South: Govt land reserve for salt pan On or towards North: 0-40-0 HR plot of land of our same gut no. belonging to purchasers Along with all necessary easement rights appurtenances to the land and right access from main road.			S. No.	Area HR	Assessment Rs. Ps.	131/19(P)	0-40-0	2=54	S. No.	Area HR	Assessment Rs. Ps.	131/19(P)	2-00-0	2=54	S. No.	Area HR	Assessment Rs. Ps.	131/30	0-40-0	2=61	S. No.	Area HR	Assessment Rs. Ps.	131/19(P)	0-40-0	2=54	Rs. 82,00,000/-	Rs. 8,20,000/-
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131/19(P)	0-40-0	2=54																											
Date of E-Auction		09.09.2025 at 11:00 am																											
Minimum Bid Increment Amount		Rs. 3,00,000/-																											
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		22.08.2025 at 11:30 am to 12:30 pm																											
Known Encumbrances Details		Not Known																											
For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <a href="http://omkaraarc.com/auCTION.php">http://omkaraarc.com/auCTION.php</a> . Bidder may also visit the website <a href="http://www.bankeauCTION.com">http://www.bankeauCTION.com</a> . 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: 886682937, 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		Sd/- Authorized Officer,																											
Place: MUMBAI		Omkara Assets Reconstruction Pvt Ltd.																											
(Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)																													



 <b>ओम्कारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड</b> कॉर्पोरेट कार्यालय : कोहिनू स्वर्णेश्वर, १० वा मजला, एच.सी. कॉम्प्लेक्स, आर. जी. गडकरी रोड, तार (पश्चिम), मुंबई - ४०००२८. मोबाइल : +९१ ८०९१२८१९६ कॉई : +९१ २२ २६२२३१११ ईमेल : abhishek.shekar@omkaraarc.com / www.omkaraarc.com				
<b>पॉलिटेड व-ए</b> (नियम ८ (४) आणि ९ (१) मधील तल्लुही चहा) मध्यम मान्यतेचे विक्रीसुद्धा विक्रीसुद्धा				
मिकचुनिटयुटोअन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शियल असेट्स अँड फायनॅन्सिअल अँड व्हॉल्यूमिटी इन्वेस्ट अँड, २००२ अंमलन यशस्वी मान्यतेचे विक्रीसुद्धा ई-लिकान				
<b>विक्री सुचना, मिकचुनिट इन्वेस्ट (एम्प्लोमेंट) कम्प, २००२ च्या नियम ८ (४) आणि ९ (१) च्या तल्लुही चहा मधील जो</b> सर्वसाधारणपणे जमिनी आणि विभाग. कर्जदार/सह-कर्जदार/करीदार/गहाणकर्तार यांना सूचना देण्यात येत आहे की, घात सहकारी बँक (मुंबई) लिमिटेड, सुविधित कर्जदार, ज्याने त्याची अंतिमिती सुशा हिसाबेचे ओम्कारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ओम्कारापीएस) ला दिले आहेत, त्यांच्याकडे गहाण ठेवलेल्या/कर्ज केलेल्या कर्जाचे केल्याच्या मर्यादा मान्यता, ज्यामध्ये, गहाणकर्तार मान्यतेचा प्रत्यक्ष ताबा ओम्कारापीएसच्या अधिकृत अधिकार्याने घेतला आहे, जे आता सुविधित कर्जदार आहेत, अशा प्रकारे, <b>सदर मान्यता ०९.०९.२०२५ रोजी सकाळी ११:०० वाजता (विड सार करणाऱ्याची अंतिम तारीख आणि वेळ ०८.०९.२०२५ संध्याकाळी ६:०० वाजेपर्यंत आहे)</b> खालील तक्त्यात नमूद केल्याप्रमाणे वसूल करण्यासाठी जसे आहे तिथे आहे, जसे आहे, आणि जे काही आहे आणि जिना आश्रय आधारित विकती जाईल. ओम्कारापीएस (ओम्कारा पीएस ०९/२०१९-२० टुटचे विव्दान म्हणून काम करत आहे) ने १४.०८.२०१९ च्या अमाइमेट कराराद्वारे कर्जदार/सह-कर्जदार/जामीनदार/गहाणकर्तार यांच्याकडून देव आणि देव असलेली संपूर्ण वकबाकी कर्जे भारत सहकारी बँक (मुंबई) लिमिटेडकडून अंतिमितीत सुरुवात मिळवली आहेत. ३०.११.२०१४ रोजी कर्जदार/सह-कर्जदार/जामीनदार/गहाणकर्तार यांचे तपशील आणि कर्जाचे तसेच देव आणि देव रक्कम खाली नमूद केली आहे:				
अ. क्र.	कर्जदाराचे नाव	संयोजक/ हवीदार/ सह-कर्जदाराचे नाव	संपर्काचा काळ, २००२ च्या अनुच्छेद १३(२) मधील तारीख	वि. ३०.११.२०१४ अनुसूची सूचना अनुच्छेद १३(२) अनुसूची खालील
१.	पी. के. इम्प्लॉय एक्सपोर्ट्स प्रो. कुलबीर सिंह दर्शन सिंह साहनी	हसनत कोर साहनी	०९.१२.२०१४	रु. १,४०,९९,५४५/-
२.	पी. के. इम्प्लॉय अँड विंडर प्रायव्हेट लिमिटेड	श्री. कुलबीर सिंह दर्शन सिंह साहनी व श्रीम. कर्नली कोर कुलबीर सिंह साहनी	०९.१२.२०१४	रु. ४,५८,२६,३३०/-
३.	एम्प्लॉय कूल सोल्युशन्स प्रो. कुलबीर सिंह दर्शन सिंह साहनी	हसनत कोर साहनी	०९.१२.२०१४	रु. २,२०,१८,६५९/-
४.	होमव्हान आर्किटेक्चर इन्वेस्टमेंट्स प्रो. हसनत कोर साहनी	श्री. कुलबीर सिंह दर्शन सिंह साहनी	०९.१२.२०१४	रु. १,६९,६०,६०७/-
यशस्वी मान्यतेचे विवरण, राष्ट्रीय मूल्य व इसारा रक्कम ठेव (इंटेड) खालीलप्रमाणे :				
अ. क्र.	मान्यता विवरण	राष्ट्रीय मूल्य	इंटेड	
१.	ए. नोव्ही जिल्हा आणि उर्वजिल्हा ठाणे अंमलन पालपर, जिल्हा ठाणे केविल मोरकुरण गावात असलेले आणि असलेले सर्व जमिनीचे तुकडे : अनु. क्र. क्षेत्र एचअर अससेट रु. पेस १३१/१९ (भाग) ०-४०-० २८५४ दि लार्जर प्रॉर्टि करिता २-००-० एचअर पैकी क्षेत्र <b>पूर्वतः</b> रोड गॉर्गन सॉल्ट फी, पश्चिमेस : वनराज मॉरे यांची जमीन, <b>उत्तरेस</b> : उर्वीत भाग गट क्रमांक १३१/१९ भाग असलेल्या जमिनीचा ०-४०-० एच.आर.चा उर्वीत भाग पहिल्या भागाच्या पक्षात होता आणि त्यानंतर विक्रीसाठी राष्ट्रीय असलेली सकारी जमीन. <b>उत्तरेस</b> <b>किंवा दिग्ग</b> : त्याच गट क्रमांक १३१/१९/१० मधील जमिनीचा ०-४२-० एच.आर.चा उर्वीत भाग विक्रीचा होता. जमिनीला आवश्यक असलेल्या सर्व सुविधा हक्काच्या सुविधा आणि मूळ रस्त्याकडून थेट प्रवेशास. <b>बी)</b> सव रजिदर पालपर यांच्या अधिकारक्षेत्रात येणाऱ्या मोरकुरण, ता. पालपर, जिल्हा ठाणे केविल गावातील सर्व जमिनीचे तुकडे आणि तुकड्या, म्हणून <b>व्हॉईड</b> खालील कर्नासह: अनु. क्र. क्षेत्र एचअर अससेट रु. पेस १३१/१९ (सी) २-००-० २८५४ मुळाव्या वरील जमिनीवरील विक्रीच्या घातकीचे आणि ताबात असलेली ०-६०-० ओ मणजेच (१ एकर, २० पुंटे) जमीन विक्रीच्या खेटीदाराच्या विकती जाते आणि विक्रीच्या खेटीदाराच्या विकती जाते जी या हस्तांतरण कराराचा विषय आहे. <b>पूर्वतः</b> किंवा <b>पुर्वतः</b> : मिठाच्या तळाकडे जाणारा रस्ता <b>पश्चिमेकडे किंवा वर</b> : काजावची जमीन <b>उत्तरेस</b> <b>किंवा वर</b> : गट क्रमांक १३१/१९ असलेल्या जमिनीचा ०-४०-० एच. आरचा उर्वीत भाग गट क्रमांक २८५४ बरामद करणारा सिंह यांच्या मालकीचा होता. <b>उत्तरेकडे किंवा वर</b> : पालपर खांदकुरण रोड. जमिनीला आवश्यक असलेल्या सर्व सुविधा हक्काच्या सुविधा आणि मूळ रस्त्याकडून थेट प्रवेशास. सी) सव रजिदर पालपर यांच्या हद्दीत असलेल्या मोरकुरण गाव, ताल पालपर, जिल्हा ठाणे येथे असलेल्या आणि असलेल्या जमिनीचे सर्व तुकडे. अनु. क्र. क्षेत्र एचअर अससेट रु. पेस १३१/३० ०-४०-० २८५१ <b>पूर्वतः</b> : मिठाच्या तळाकडे जाणारा रस्ता <b>पश्चिमेकडे किंवा पश्चिमेकडे</b> : जाजावची जमीन अधिक <b>उत्तरेकडे किंवा उत्तरेकडे</b> : श्री विजय यादवची जमीन <b>उत्तरेकडे किंवा उत्तरेकडे</b> : जाजावची जमीन अधिक आणि सध्या श्री कुलबीर सिंह साहनी यांच्या ताबात आहे. जमिनीला आवश्यक असलेल्या सर्व सुविधा हक्काच्या सुविधा आणि मूळ रस्त्याकडून थेट प्रवेशास. डी) नोव्ही जिल्हा आणि उर्वजिल्हा ठाणे अंमलन ठाणे जिल्हा, ताल पालपर, केविल मोरकुरण गावात असलेले आणि असलेले सर्व जमिनीचे तुकडे : अनु. क्र. क्षेत्र एचअर अससेट रु. पेस १३१/१९ (सी) ०-४०-० २८५४ २-००-० एचअर दि लार्जर प्रॉर्टि च्या क्षेत्रावर <b>पूर्वतः</b> <b>किंवा पुर्वतः</b> : मिठाच्या तळाकडे जाणारा रस्ता <b>पश्चिमेकडे किंवा पुर्वतः</b> जाजावची जमीन <b>उत्तरेकडे किंवा पुर्वतः</b> मिठाच्या तळाकडे जाणारी जमीन <b>राष्ट्रीय उत्तरेकडे</b> : खेटीदाराच्या मालकीच्या आमच्या त्याच गट क्रमांकाचा ०-४०-० एचअर मूळतः जमिनीसाठी आवश्यक असलेल्या सर्व सुविधा हक्काच्या सुविधा आणि मूळ रस्त्याकडून थेट प्रवेशासह.	रु. ८१,००,०००/-	रु. ८,२०,०००/-	
ई-लिकानाची तारीख		०९.०९.२०२५ सकाळी ११.०० वाजता		
किमान बोली वाढीची रक्कम		रु. ३,००,०००/-		
सहभागाचे बोली पत्र/किवासी दस्तऐवज/इंग्रजीचा पुरावा सादर करणाऱ्या शेतकरी तारीख आणि वेळ		०८.०९.२०२५ रोजी संध्याकाळी ६:०० वाजेपर्यंत		
बीआयडी बहाण्याची शेतकरी तारीख		०८.०९.२०२५ रोजी संध्याकाळी ६:०० वा.		
तपसवीची तारीख		२२.०८.२०२५ सकाळी ११:३० ते दुपारी १२:३० वाजेपर्यंत		
ज्ञात अडचळे तपशील		नाहीली नाही		
विक्रीच्या तपशीलवार अटी आणि शर्तीसाठी कृपया सुविधित कर्जदाराच्या वेबसाइट <a href="http://omkaraarc.com/auktion.php">http://omkaraarc.com/auktion.php</a> मध्ये दिलेल्या हिनका संदर्भ घ्या व बोलीदार <a href="http://www.bankauction.com">http://www.bankauction.com</a> या वेबसाइटला देखील भेट देऊ शकतात. ज्या इच्छुक बोलीदारांनी इंग्रजी जमा केली आहे आणि ज्यांना लांघन आवडी आणि पसवडी तयार करणे, डेट अग्लोड करणे, बोली सार करणे, ई-बोली प्रक्रियेचे प्रशिक्षण इत्यादीमध्ये मदत हवी आहे, त्यांनी ई-लिकान सेवा प्रदाता मेसर्स सीए ईडिया प्रा. लि., दरफकी: +९१-८२९१८१२४/२५/२६, हेल्लालान ई-मेल आवडी: <a href="mailto:support@bankauctions.com">support@bankauctions.com</a> श्री. भाजिच चंडावा, मोबाईल: ८८९६८८१९३, ई-मेल <a href="mailto:maharashitra@edifydia.com">maharashitra@edifydia.com</a> . यांच्याशी संपर्क साधण्या आणि मागलेली सर्वोपलब्ध कोणत्याही प्रचारासाठी अधिकृत अधिकारी, श्री. अभिषेक शेकार, मोबाईल: +९१ ८०९१२८१९६ मेम: <a href="mailto:abhishek.shekar@omkaraarc.com">abhishek.shekar@omkaraarc.com</a> यांच्याशी संपर्क साधण्या. बोली सादर करताना, बोलीदाराचे दिवाळखोरी आणि दिवाळखोरी नसताना, २०१९ च्या कलम २९(१) च्या भावेनुसार प्रशिक्षण सादर करावे.				
तारीख : १३.०८.२०२५ दिनांक : मुंबई		सही/- अधिकृत अधिकारी, ओम्कारा असेट्स रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (ओम्कारा पीएस ०९/२०१९-२० टुटचे विव्दान म्हणून काम करत आहे)		

## 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](mailto: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](mailto: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, Haryana, Pin: 122003, e-mail ID : [support@bankeauctions.com](mailto: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](mailto:support@bankeauctions.com), immediately on completion of the bidding.**



### **Annexure VI – Description of the Properties**

A) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane:

S. No.	Area HR	Assessment Rs. Ps.
131/19(P)	0-40-0	2=54
	Out of the area of 2-00-0 HR “The Larger Property”	

#### **Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Vanraj More

**South:** Remaining portion of 0-40-0 H.R of the land bearing Gut No.131/19 part belonged to the party of the first part and after that the govt land reserve for sale pan.

**North:** 0-12-0 Haar.aar plot of the land out of the same gut no and thereafter the remaining portion of the land bearing gut no. 131/19/P belonged to the vendor.

Alongwith all necessary easement rights appurtenances to the land and right access from main road.

B) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record:

S. No.	Area HR	Assessment Rs. Ps.
131/19(P)	2-00-0	2=54
	Out of the above land the area of 0-60-0 Aar i.e. (1 acre, 20 Gunthas) land owned and possessed by the Vendor is sold out to the purchaser by vendor is sold out to the purchaser by the vendor which is the subject matter of this deed of conveyance.	

#### **Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Jagganath More

**South:** Remaining portion of 0-40-0 H. Aar of the land bearing Gut No.131/19 part belonged Shri Premchandra Balram Singh.

**North:** Palghar Kharekuran Road

Alongwith all necessary easement rights appurtenances to the land and right access from main road

C) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record:

S. No.	Area HR	Assessment Rs. Ps.
131/30	0-40-0	2=61

**Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Jagganath More

**South:** Land of Shri Brijesh Yadav

**North:** Land of Jagganath More and at present in possession of Shri Kulbir Singh Sahani.

Alongwith all necessary easement rights appurtenances to the land and right access from main road.

D) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane:

S. No.	Area HR	Assessment Rs. Ps.
131/19(P)	0-40-0	2=54
	Out of the area of 2-00-0 HR "The Larger Property"	

**Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Vanraj More

**South:** Govt land reserve for salt pan

**North:** 0-40-0 HR plot of land of our same gut no. belonging to purchasers

Alongwith all necessary easement rights appurtenances to the land and right access from main road.

## A F F I D A V I T

E) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane:

S. No.	Area HR	Assessment Rs. Ps.
131/19(P)	0-40-0	2=54
	Out of the area of 2-00-0 HR "The Larger Property"	

**Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Vanraj More

**South:** Remaining portion of 0-40-0 H.R of the land bearing Gut No.131/19 part belonged to the party of the first part and after that the govt land reserve for sale pan.

**North:** 0-12-0 Haar.aar plot of the land out of the same gut no and thereafter the remaining portion of the land bearing gut no. 131/19/P belonged to the vendor.

Alongwith all necessary easement rights appurtenance to the land and right access from main road.

F) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record:

S. No.	Area HR	Assessment Rs. Ps.
131/19(P)	2-00-0	2=54
	Out of the above land the area of 0-60-0 Aar i.e. (1 acre, 20 Gunthas) land owned and possessed by the Vendor is sold out to the purchaser by vendor is sold out to the purchaser by the vendor which is the subject matter of this deed of conveyance.	

**Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Jagganath More

**South:** Remaining portion of 0-40-0 H. Aar of the land bearing Gut No.131/19 part belonged Shri Premchandra Balram Singh.

**North:** Palghar Kharekuran Road



Alongwith all necessary easement rights appurtenance to the land and right access from main road

G) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within jurisdiction of sub registrar Palghar with following description on Revenue Record:

S. No.	Area HR	Assessment Rs. Ps.
131/30	0-40-0	2=61

**Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Jagganath More

**South:** Land of Shri Brijesh Yadav

**North:** Land of Jagganath More and at present in possession of Shri Kulbir Singh Sahani.

Alongwith all necessary easement rights appurtenance to the land and right access from main road.

H) All that pieces and parcels of land situated and being at Village Morekuran, Tal Palghar, Dist. Thane within the registration District and Sub-District Thane:

S. No.	Area HR	Assessment Rs. Ps.
131/19(P)	0-40-0	2=54
	Out of the area of 2-00-0 HR "The Larger Property"	

**Boundaries:**

**East:** Road Going towards the Salt Pan

**West:** Land of Vanraj More

**South:** Govt land reserve for salt pan

**North:** 0-40-0 HR plot of land of our same gut no. belonging to purchasers

Alongwith all necessary easement rights appurtenance to the land and right access from main road.

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 Mr. Kulbir Singh Darshan Singh Sahni, P. K. Developer and Builder Pvt. Ltd., Ms. Hasneet Kaur Sahni, Mrs. Parminder Kaur Kulbir Singh Sahni.
  - (g) is not a related party of Mr. Kulbir Singh Darshan Singh Sahni, P. K. Developer and Builder Pvt. Ltd., Ms. Hasneet Kaur Sahni, Mrs. Parminder Kaur Kulbir Singh Sahni and/or any other person acting jointly, or any person who is a promoter and/or in the management and/or control of Mr. Kulbir Singh Darshan Singh Sahni, P. K. Developer and Builder Pvt. Ltd., Ms. Hasneet Kaur Sahni, Mrs. Parminder Kaur Kulbir Singh Sahni 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**