OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

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 e-Auction of the properties through publication of auction notice dated 20-10-2026 in ANNEXURE - I for realization of the secured debts due to OARPL with up-to-date interest, cost & expenses under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Omkara Assets Reconstruction Pvt Ltd Address- As per Paper Publication
Auction to be Conducted by	M/s C1 India Pvt. Ltd., Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015 (Phone numbers: +91-124-4302020 / 21 / 22 / 23 / 24, +91 7291981124 / 1126)
Auction Schedule	Date of Auction: As per Publication Timings: As per Publication Auction Website: https://www.bankeauctions.com Please refer sale notice for number of extensions. Note: If the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes.
Annexure	1) E-Auction Notice dated 20-10-2026 along with Terms and Condition (Annexure – 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.)* 2) Details of Bidder (Annexure – II) *(INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.)* 3) Declaration by Bidder (Annexure – III) *(INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.)*

	4) Confirmation by Bidder regarding receipt of training (Annexure – IV) *(INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OARPL mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com)* 5) Price Confirmation Letter by H1 Bidder (Annexure – V) *(INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, OARPL mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.)* 6) Annexure VI – Description of the Properties **7)** Annexure VII – Affidavit in Spirit of 29 A of IBC, 2016.
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**.**

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

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. Submission - The Intended Bidders may submit their EMD details and Bid/Tender Form, KYC documents by 5 pm on 04-11-2026 through any one of the following mode:-

    (i) Physically to the Authorised Officer (Mr. Naresh Makhija) 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: naresh.makhija@omkaraarc.com or at gehna.balwani@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 all the 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.

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 system 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 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.

23. 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/-

Authorized Officer

Date: 20.10.202

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

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.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

[Appendix – II-A & IV-A]

[See proviso to rule 6(2) and rule 8 (6) R/w 9(1)]

Sale notice for sale of Immovable property & Movables

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 6(2) and 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 Original Secured Creditors (more particularly mentioned in the table as under) being the **Physical possession** of which has been handed over to the **authorized officer of Omkara Assets Reconstruction Private Limited (OARPL) from the authorized officer of Stressed Assets Stabilisation Fund (SASF) on 27-11-2024**. Further, SASF Vide Assignment Agreement dated 31-08-2024, has assigned the debt of M/s Indermal Samrathmal Infrastructure Pvt. Ltd to OARPL (Acting in its capacity as trustee of Omkara PS 13/2024-25 Trust).

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 above said Borrower from SASF and is entitled to recover the dues and enforce the securities.

The Authorized Officer of OARPL hereby intends to sell the below-mentioned properties along with the movables under SARFAESI Act, by way of online e-auction, for recovery of dues of the lenders as shown in the table below. 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" along with all the known and unknow encumbrances on 05-11-2026 at 11.00 am to 1.00 pm for recovery of amounts dues of Stressed Assets Stabilization Fund (now OARPL) Rs. 83,05,74,353 (Rupees Eighty-Three Crore Five Lakh Seventy-Four

Thousand Three Hundred Fifty Three Only) as on June 1, 2019 plus interest thereon from Indermal Samrathmal Infrastructure Pvt. Ltd (Borrower), Shri Ajay Motilal Agrawal (Guarantor), Shri Rajendra Kumar Samrathmal Chordia (Guarantor), Shri Ajaykumar Gynachand Jain (Guarantor) and Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumar Samrathmal Chordia (Hindu Undivided Family)(Guarantor).

The details of Borrowers and mortgagors, Guarantors, Details of the securities, Reserve Price, Incremental Bid Amount, Earnest Money Deposit (EMD)along with known encumbrances (if any) are as mentioned as under:

Name of Borrower(s) / Guarantors/Mortgagors	**Details of the Secured Asset**	**Reserve Price**	**Bid Increment Amount**	**EMD**
1. M/s Indermal Samrathmal Infrastructure Pvt. Ltd. (Borrower) 2. Shri Ajay Motilal Agrawal, (Guarantor) 3. Shri Rajendra Kumar Samrathmal Chordia, (Guarantor) 4. Shri Ajaykumar Gynachand Jain and (Guarantor)	Immovable property: All that pieces or parcels of land bearing herediments and premises, bearing Municipal No.26/226/73 admeasuring 289.86 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh along with movables lying in the property. Bounded as:	Rs. 4,84,00,000/- (Since the movables are scrap, the value assigned to the movables is Rs 1,00,000/- and value for Immovable is Rs. 4,83,00,000/-)	Rs. 5,00,000/-	Rs. 48,40,000/-

5. Shri Rajendra Kumar Samrathmal Chordia acting as Karta and Manager of Rajendrakumr Samrathmal Chordia [Hindu Undivided Family (HUF)] (Guarantor/ Mortgagor)	On North by : Smt. Tarabai Samarthmal Chordia, On South by : Shree Shyamlal Galiyara and thereafter Smt. Shantadevi, On East by: Chandani Chowk Road and On West by : Sutari Road Movables: Movables present at the property are in scrap condition, therefore we assigned a value of Rs.1,00,000/-			

Date and Time of E- Auction	05-11-2026 from 11 am to 1 pm
Last date and time for submission of bid Document and Proof of EMD:	04-11-2026 by 5:00 PM
Date of Inspection and time	26-10-2026 from 11 am to 12 pm.
Known Liabilities	Nil*
Account: 1149321155, Name of the Beneficiary: Omkara PS 13/2024-25 Trust, Bank Name – Kotak Mahindra Bank, Branch: Mumbai BKC, IFSC Code: KKBK0001405	

*During the transfer of ownership of movables, GST will be attracted and the same will be borne by the buyer.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

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 (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 04-11-2026 by 5:00 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 Gehna Balwani @ 9426777607 Email – gehna.balwani@omkaraarc.com, also at Kartikay Vyas : 7300201136 and Email- kartikay.vyas@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.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

STATUTORY NOTICE FOR SALE UNDER RULE 6(2), AND RULE 8(6) READ WITH RULE 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) of the above loan account under rule 6(2) and 8(6) read with 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 interest, cost & expenses as per the provisions of 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:

Sd/-

Gehna Balwani– Chief Manager

Authorized Officer

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

TERMS & CONDITIONS:

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.
2. The auction sale will be conducted online on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis".
3. The auction will be conducted online through OARPL approved auctioneer portal M/s.C-1 India Pvt ltd., Gurgaon.
4. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are also available in website https://www.bankeauctions.com (Support mail Id support@bankeauctions.com support mobile No. +91-7291981124/25/26). The tender document (Bid Form) along with Annexure relating to Details of Bidder (Annexure – II), Declaration by Bidder (Annexure – III), Confirmation by Bidder regarding receipt of training (Annexure – IV), 29A affidavit are available on the website of OARPL www.omkaraarc.com.
5. Before submission of the Bid Form and other documents, the intended Bidders are required to create their respective "Login Id and Password". For creation of "Login Id and Password, the intending Bidders / Purchasers are requested to register on portal bankeauctions.com using their mobile number and email id. The bidders who 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, Bhavik Pandya, Mobile: 88666 82937, E mail – maharashtra@c1india.com.
6. The interested bidders are required to deposit the amount of EMD as mentioned in the e-auction notice by way of NEFT / RTGS payable at Mumbai in favour of "Omkara PS 13/2024-25 Trust" which is refundable without interest to unsuccessful bidders.
7. The bank account details to deposit/transfer the amount of EMD are as under:
   Account Number: 1149321155;
   Name of the Beneficiary: Omkara PS 13/2024-25 Trust,

Bank Name: Kotak Mahindra Bank, Branch: Mumbai, BKC, IFSC Code: KKBK0001405.

Please note that the payment of EMD by any other mode shall not be treated as valid tender of EMD amount.

8. The Intended Bidders may submit their EMD details and Bid/Tender Form, KYC documents by 5 pm on 04-11-2026 through any one of the following mode :-
   (iii) Physically to the Authorised Officer (Mr. Naresh Makhija) at 47th Floor, Kohinoor Square, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028
   (iv) Through e-mail (with password protected file) on the e-mail id: naresh.makhija@omkaraarc.com..
9. The Bidders not submitting the duly filled documents and/or not providing the required EMD deposit details in the Bid Form will not be considered as eligible and will not be allowed to participate in the e-auction. Authorised Officer/ Auctioneer shall not be liable/responsible for informing the defect if any in the Bid Form and Documents to the intended Bidder(s). The bid form or any other document is found incomplete in any respect, shall be liable for outright rejection.
10. The details of the bidders after examining the EMD details, bid form, compliance with section 29A of Insolvency and Bankruptcy Code 2016, will be forwarded to e-Auction Service Provider to enable eligible bidders to participate in e-auction.
11. 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 letter must be submitted.
12. Bids below reserve price or without EMD amount shall not be accepted.
13. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited, and the properties shall be put to re - auction and the defaulting bidder shall have no claim/right in respect of properties/amount.
14. The eligible bidders are allowed to participate in the e-auction scheduled on 05-11-2026 at e-Auction platform for bidding from their place of choice. Internet connectivity shall have to be

ensured by bidder himself. OARPL/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

15. The bidders may improve their offer in multiple of amount mentioned under the column "Bid Increment Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes each with unlimited extension.
16. The secured assets will not be sold below Reserve Price. All known and unknown statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
17. Property may be sold to bidder quoting the highest bid amount. Inter-se bidding will be at 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. OARPL reserves its right to sell the property through private treaty as per law before confirmation of sale through e-auction.
18. Only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
19. The successful bidder shall deposit 25% of final sale price (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 to 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.
20. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings (i.e., after declaration of successful bidder). The Earnest Money Deposited shall not bear any interest.
21. Intending bidders should make their own independent inquiries regarding the encumbrances, title of properties, demarcation of the property, status of the property etc. put on auction and

claims/ rights/ dues ongoing litigation, effecting 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 OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL.

22. All dues / arrears / unpaid taxes including but not limited to, including GST, sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc., labour / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.
23. As on today no stay is operating nor any order is passed by any court restraining to proceed for auction of the property under the provisions of SARFAESI Act and Rules made thereunder.
24. If at any subsequent point of time (even after issuance of sale certificate) it is revealed and observed that the Affidavit cum undertaking given by the successful bidder is false/incorrect, then the sale shall be liable to be cancelled and the amount already deposited will be forfeited.
25. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
26. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
27. The inspection of the property/documents can be done with prior intimation. The persons deputed for inspection by the Bidder should carry with him/ her/ them appropriate authorizations on the letterhead of the Bidder organization/ person, he/ she/ they represent(s), failing which inspection may be refused.
28. 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.
29. OARPL does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative

Housing Society or 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 regarding purchase of property & to pay the tax to the authorities as per applicable rates.

30. Bidders are also informed that there may be implications of GST at the time of transfer of movable assets. In case GST is attracted at the time of transfer of movables then buyers will have to borne such liability.
31. Bidders are bound by the principle of caveat emptor (Buyer Beware).
32. No complaint on time-factor or paucity of time for bidding will be entertained. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled at the sole discretion of the secured creditor/Authorised Officer.
33. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD amount will be forfeited.
34. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed and accordingly communicated by the Authorized Officer.
35. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges, GST etc. shall have to be borne by the purchaser only.
36. The Affidavit submitted along with the Bid/Tender form in the spirit of Section 29 A of the Insolvency and Bankruptcy Code 2016, shall be subject to verification, if any of the contents of the Affidavit and found incorrect or contrary to record, the amount deposited by the bidder shall forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.
37. All bidders who submitted the bids, shall be deemed to have read, understood, acknowledged, accepted the terms and conditions of the E-Auction Sale and be bound by them and at any subsequent stage no intended/successful bidder shall have any right to challenge the e-auction

process on any ground but not limited to flow of title, demarcation of property, known or unknown encumbrances, creation of mortgage etc.

38. On confirmation of the sale and compliance of the terms of payment etc., the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the prescribed format as stipulated under the 'Enforcement of Security Interest Rules, 2002'. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
39. No request for inclusion/substitution of names, other than those mentioned in the bid form, in the sale certificate will be entertained.
40. Sale Confirmation/Sale Certificate shall be collected by the successful purchaser, in person or through an authorized person. (Duly authorized by Letter of Authority, Board Resolution and/or Power of Attorney)
41. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
42. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
43. No request for return of deposit either in part or full/cancellation of sale will be entertained.
44. Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.
45. No counteroffer/conditional offer/conditions by the bidder and/or successful- bidder will be entertained.
46. 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.
47. 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.
48. For any property related query or inspection of property schedule, the interested person may contact the Authorized Officer concerned: Mr. Naresh Makhija, (Mob. No.: +91 7300201136)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

Email ID naresh.makhija@omkaraarc.com or Mr. Gehna Balwani (+91 94267 77607) Email ID gehna.balwani@omkaraarc.com or at address as mentioned above in office hours during the working days.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

STATUTORY NOTICE FOR SALE UNDER RULE 6(2) AND RULE 8(6), R/W RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

This notice is also a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under rule 8(6) and Rule 6(2) 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 interest, cost & expenses as per the provisions of 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:

Sd/-

Gehna Balwani– Chief Manager

Authorized Officer

Omkara Assets Reconstruction Pvt Ltd.

(Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust)

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

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.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

ANNEXURE-III

DECLARATION BY BIDDER(S)

To: **Date:**

The Authorized Officer,

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,
Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust

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:…….

E-mail 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 thebid.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 9967927525 |	

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

To,

The Authroised Officer,

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,

Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,
This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **https://www.bankeauctions.com**
I/We confirm that:

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

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

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

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 8082488907 | Email: vishal.bodha@omkaraarc.com | www.omkaraarc.com | CIN: U67100TZ2014PTC020363

Annexure – V

Price Confirmation Letter by Bidder(s)

To,

The Authroised Officer,

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED,

Acting in its capacity as a Trustee of Omkara PS 13/2024-25 Trust

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

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 8082488907 | Email: vishal.bodha@omkaraarc.com | www.omkaraarc.com | CIN: U67100TZ2014PTC020363

Annexure VI – Description of the Properties

All that pieces or parcels of land bearing herediments and premises, bearing Municipal No.26/226/73 admeasuring 289.86 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh along with movables lying in the property.

Bounded as:

On North by: Smt. Tarabai Samarthmal Chordia,

On South by: Shree Shyamlal Galiyara and thereafter Smt. Shantadevi,

On East by: Chandani Chowk Road and

On West by: Sutari Road

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 | Tel.: 022 6923 1111/ 8082488907 | Email: vishal.bodha@omkaraarc.com | www.omkaraarc.com | CIN: U67100TZ2014PTC020363

Notary -Annexure VII -
On Rs. 600 Stamp paper

AFFIDAVIT CUM DECLARATION

For the Auction process of following properties:

Property Description of Immovable Properties:

All that pieces or parcels of land bearing herediments and premises, bearing Municipal No.26/226/73 admeasuring 289.86 sq. mtr. or thereabouts, comprised of Ground Floor and First Floor, 14 feet and 4 inches by 227 feet and 10 inches lying and situated at Chandani Chowk, Ratlam, Madhya Pradesh along with movables lying in the property.
Bounded as:
On North by: Smt. Tarabai Samarthmal Chordia,
On South by: Shree Shyamlal Galiyara and thereafter Smt. Shantadevi,
On East by: Chandani Chowk Road and
On West by: Sutari Road

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 M/s Indermal Smarthmal Infrastructure Private 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 M/s Indermal Smarthmal Infrastructure Private Limited (Borrower)

3. That pursuant to the Public Notice for e-auction for sale of immovable properties dated 20.10.2026 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 M/s Indermal Smarthmal Infrastructure Private 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