

# OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

**Corporate Office:** Kohinoor Square, 47<sup>th</sup> Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028.

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

Bid for sale of following secured properties mortgaged in the M/s. ADGAONKAR SARAF PRIVATE LIMITED (BORROWER) and RAM S. ADGAONKAR (CO BORROWER AND MORTGAGOR) and LAV ADGAONKAR (CO BORROWER) and KUSH ADGAONKAR (BORROWER) and SHAM SHASHIKANT ADGAONKAR (CO BORROWER AND MORTGAGOR). in “Indian Express “& “Loksatta” both Dated 23.09.2023.

**Authorised Person: Pratiksha Patel: 9773406175**

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	All that piece and parcel of land bearing Shop premises bearing No. 12, on Upper Ground Floor Carpet area admeasuring 201.69 Sq. Mtr. & Mezzanine Floor carpet area admeasuring 87.31 Sq. Mtr total area admeasuring 289.00 Sq. Mtr in Building “E-1& ; of Complex known in the name and style as “STAR ZONE ; constructed on Plot admeasuring 2869.00 Sq. Mtr out of S. No.17C/ 5+6 bearing CTS No. 4207 and 4208 and CTS No.4209 to 4216 i.e. Survey No. 17A/2 area admeasuring 1400 and S. No. 17B admeasuring 5700.00 Sq. Mtr and S. No. 17C/4 admeasuring 1400 Sq. Mtr at Village Deolali , Taluka & Dist. Nashik.	<b>Rs.60,000,000/-</b>	<b>Rs.60,00,000/-</b>
2.	All that piece and parcel of property Flat No. A-102 adm, 152.88 Sq. Mtrs. i.e., 1645.00 Sq. Ft. built up area adm. 117.52 Sq. Mtrs carpet on First Floor in A Wing of the scheme Known as “PRIYANKA BLOSSOM APARTMENT” constructed on Survey No. 42/1/3 adm. 8000.00 Sq. Mtrs, at village Anandvalli. Tal & Dist. Nashik within the limits of Nashik Municipal Corporation. Nashik.	<b>Rs.70,00,000/-</b>	<b>Rs.7,00,000/-</b>
3.	All that piece and parcel of property Flat No. A-902 adm. 152.88 Sq Mtrs. i.e., 1645,00 Sq. Ft. built up i.e., area adm. 117.525q. Mtrs carpet on Ninth Floor in A Wing of the scheme Known as “PRIYANKA BLOSSOM APARTMENT constructed on Survey No. 42/1/3 adm. 8000.00 Sq. Mtrs, at village Anandvalli. Tal & Dist. Nashik within the limits of Nashik Municipal Corporation. Nashik.	<b>Rs.70,00,000/-</b>	<b>Rs.7,00,000/-</b>

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

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

3. Mobile/ telephone no. \_\_\_\_\_

4. PAN NO. : \_\_\_\_\_  
(Attach copy of PAN Card) \*

5. Bid Amount Offered : ₹ \_\_\_\_\_

6. Bid Amount negotiable  
towards increase in amount : Yes/ No

7. Details of Earnest Money :  
Deposited (EMD) by Pay Order/Draft no. \_\_\_\_\_ (Favoring OMKARA PS04/2020-21  
**Trust** payable at Mumbai) Dated \_\_\_\_\_ Amount ₹

\_\_\_\_\_ **or by NEFT/ RTGS** (Name of Beneficiary OMKARA  
PS 04/2020-21 Trust, Bank Name: INDIAN Bank.  
Account No.: **50518197791**.  
IFSC Code **IDIB000B845**.  
Branch: BKC, Mumbai

\*optional

**I HEREBY CONFIRM THAT I HAVE GONE THROUGH THE OFFER DOCUMENT OF THE OMKARA  
ASSETS RECONSTRUCTION PRIVATE LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND  
CONDITIONS OF THE OFFER (DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED)**

DATED: \_\_\_\_\_

PLACE: \_\_\_\_\_

**(Signature of the bidder)**

ANNEXURE TO BIDDING FORM

**Terms and Conditions of sale of moveable property more particularly described in the sale notice belonging to "M/s. ADGAONKAR SARAF PRIVATE LIMITED (BORROWER) and RAM S. ADGAONKAR (CO BORROWER AND MORTGAGOR) and LAV ADGAONKAR (CO BORROWER) and KUSH ADGAONKAR (BORROWER) and SHAM SHASHIKANT ADGAONKAR (CO BORROWER AND MORTGAGOR)." 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.

1. The property shall be sold on 26/10/2023 "As is Where is, As is What is and No Recourse Basis".
2. The secured assets will not be sold below the Reserve Price. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder. All Offers shall be in a sealed envelope through Bid Form which may be obtained by contacting our authorized officer Ms. Pratiksha Patel over his mobile 9773406175 and /or email [pratiksha.patel@omkaraarc.com](mailto:pratiksha.patel@omkaraarc.com) and submitted by super scribing "BID IN ACCOUNT OF M/s. ADGAONKAR SARAF PRIVATE LIMITED (BORROWER) and RAM S. ADGAONKAR (CO BORROWER AND MORTGAGOR) and LAV ADGAONKAR (CO BORROWER) and KUSH ADGAONKAR (BORROWER) and SHAM SHASHIKANT ADGAONKAR (CO BORROWER AND MORTGAGOR)." with Earnest Money Deposit details.
3. The last date for payment of EMD, and submission of Bid Form duly filled in and other Documents to Authorized Officer at C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annex, Near Equinox, Kurla (West), Mumbai is 25/10/2023 up to 6.00 PM.
4. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour "Omkara Trust- PS 04/2020-21" which is refundable without interest to unsuccessful bidders. The bank account details are as under:
5. **Account: 50518197791, Name of the Beneficiary: Omkara PS04/2020-21 Trust, Bank Name: Indian Bank, Branch: BKC Mumbai, IFSC Code: IDIB000B845.**
6. Bids below reserve price or without EMD amount shall not be accepted.
7. 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.
8. Inter - se bidding may take place.
9. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ 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 OMKARA ARC. The property is being sold with all the existing and future encumbrances whether known or unknown to the OMKARA ARC.
10. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OMKARA ARC however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent due diligence and inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and time.
11. The successful bidder shall deposit 25% of 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.

12. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorised 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.
13. Interested parties are advised to independently verify the area of land, building and other details. 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.
14. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorised Officer Ms Pratiksha Patel (Mobile – 97734 06175), E-Mail: pratiksha.patel@omkaraarc.com or at address as mentioned above in office hours during the working days.
15. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of auction.
16. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
17. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.

Place: \_\_\_\_\_  
Date:

Sd/-

Authorized Officer  
OARPL  
Omkara PS 04/2020-21

Signature of the Bidder:  
Date: