

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No- 9773406175.

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

Bid for sale of the following secured properties mortgaged in Mortgagor Borrower M/s. ADGAONKAR SARAF PRIVATE LIMITED (BORROWER) (COMPANY UNDER LIQUIDATION) 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” and “Loksatta” both Dated 02.07.2024.

Authorised Person: Pratiksha Patel: 9773406175

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	The Commercial Complex, known in the name and style as STAR ZONE from and out of the said complex Building E-1 shop premises bearing No.12, on Upper Ground Floor carpet area measuring 201.69 sq. Mtrs. mezzanine Floor carpet area measuring 87.31 sq. Mtrs. Total area measuring 289. 00 Sq. Mtrs, Nr. Passport Office, Nashik Pune Road, Deolali Shiwar, Nashik Road, Nashik.	Rs.4,55,00,000/-	Rs.45,50,000/-

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 the sale of moveable property are more particularly described in the sale notice belonging to “M/s. ADGAONKAR SARAF PRIVATE LIMITED (BORROWER) (COMPANY UNDER LIQUIDATION) 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 the 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 19.07.2024 "As is Where is, As is What is and No Recourse Basis". 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 at 9773406175 and /or email pratiksha.patel@omkaraarc.com and submitted by superscribing “BID IN ACCOUNT OF Borrower M/s. ADGAONKAR SARAF PRIVATE LIMITED (BORROWER) (COMPANY UNDER LIQUIDATION) 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.
2. The last date for payment of EMD, and submission of the Bid Form duly filled in and other Documents to the Authorized Officer at Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9773406175 on 18.07.2024 up to 6.00 PM.
3. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour of “Omkara Trust- PS 04/2020-21” which is refundable without interest to unsuccessful bidders. The bank account details are as follows:
4. (Name of Beneficiary **Omkara PS04/2020-21 Trust, Bank Name: Indian Bank, Branch: BKC Mumbai, IFSC Code: IDIB000B845.**
5. Bids below reserve price or without EMD amount shall not be accepted.
6. 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.
7. Inter-se bidding may take place.
8. 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.
9. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. To the best of the 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, and title of property/ies & inspect & satisfy themselves. Properties can be inspected strictly on the above-mentioned dates and times.

10. 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 the 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, an extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of the 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.
11. Property will be sold to the bidder quoting the highest bid amount. Inter-se bidding will be at the sole discretion of the 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.
12. Interested parties are advised to independently verify the area of land, building, and other details. The secured Creditor does 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.
13. For any property-related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer Mrs. Pratiksha Patel (Mobile – 97734 06175), E-Mail: pratiksha.patel@omkaraarc.com or at address as mentioned above in office hours during the working days.
14. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of auction.
15. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
16. 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.
17. **Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.**
18. **The Affidavit submitted along with the Bid/Tender Form in spirit of the Section 29 A of Insolvency and Bankruptcy Code 2016, shall be subject to verification if any of the contents of the Affidavit are found incorrect or contrary to the record, the amount deposited by the bidder shall be forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.**

Place: Nashik

Date:

Sd/-

Authorized Officer
OARPL
Omkara PS 04/2020-21 Trust.

Signature of the Bidder:

Date: