

**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.

Bid for sale of following secured property mortgaged in the a/c of **Balajee Export House**  
in "Financial Express (English)" & "Financial Express (Gujarati)" both Dated 25/09/2025  
Authorized Person: Zuber Khan: +91 86579 69231/ Pratik Rasal: +91 86556 68565

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	All rights, title and interest in the immovable property being Flat No. 104, admeasuring area 1500 sq. ft. (SBUA), First floor, "ISHAVASHYAM" Baroda Co-Op. Hsg Society (Pratapgunj Society) situate at R.S. No. 642/B, Plot No. 47/C & 47/A, C.S. No. 363/E & 363/D, Mouje Vadodara Kasba, District and Sub District Vadodara. Towards East: Flat no. 103 and Passage Towards West: O.T.S. Towards North: O.T.S. Towards South: Road Admeasuring area 1500 sq. ft. (SBUA)	<b>Rs.43,50,000/-</b> <b>(Rupees Forty Three Lakh Fifty Thousand Only)</b>	<b>Rs.4,35,000/-</b> <b>(Rupees Four Lakh Thirty Five Thousand Only)</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 PS  
06/2021-22 Trust payable at Mumbai) Dated  
\_\_\_\_\_ Amount ₹ \_\_\_\_\_  
or by NEFT/ RTGS

Beneficiary Name	Omkara PS06/2021-22 Trust
Bank Name	ICICI Bank
Account Number	344905001084
IFSC Code	ICIC0003449
Branch	Bandra (E), Mumbai

**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 immoveable property more particularly described in the sale notice belonging to "Balajee Export House" 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 16/10/2025 "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 Mr. Abhishek Joshi over his email [abhishek.joshi@omkaraarc.com](mailto:abhishek.joshi@omkaraarc.com) or Mr. Zuber Khan over his mobile +91 86579 69231 /or email [zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com) or Mr. Pratik Rasal over his mobile +91 86556 68565 /or email [pratik.rasal@omkaraarc.com](mailto:pratik.rasal@omkaraarc.com) and submitted by super scribing "BID IN ACCOUNT OF BALAJEE EXPORT HOUSE" 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 of Omkara Assets Reconstruction Pvt. Ltd. (OARPL) at Kohinoor Square, 47<sup>th</sup> Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 is 14/10/2025 up to 6.00 PM.
4. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favor "Omkara PS 06/2021-22 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

<b>Beneficiary Name</b>	<b>Omkara PS06/2021-22 Trust</b>
<b>Bank Name</b>	<b>ICICI Bank</b>
<b>Account Number</b>	<b>344905001084</b>
<b>IFSC Code</b>	<b>ICIC0003449</b>
<b>Branch</b>	<b>Bandra (E), Mumbai</b>

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/ 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 OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to OARPL.
9. The Authorized 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 Authorized Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The OARPL, however, shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/G.S.T. liabilities, 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.
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





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balance 75% of the 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.

11. 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.
12. Interested parties are advised to independently verify the area of land, building and other details. 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 Mr. Abhishek Joshi over his email [abhishek.joshi@omkaraarc.com](mailto:abhishek.joshi@omkaraarc.com) or Mr. Zuber Khan over his mobile +91 86579 69231 /or email [zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com) or Mr. Pratik Rasal over his mobile +91 86556 68565 /or email [pratik.rasal@omkaraarc.com](mailto:pratik.rasal@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 Authorized 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.

Place:  
Date:

Sd/-  
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.  
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

Signature of the Bidder:  
Date:

