



Terms and Conditions

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 **06th May 2025** at 2.00 PM to 4:00 PM.
2. **ENN ENN Capital Private Limited the secured creditor acting as Lead consortium member (On behalf of the consortium comprising ENN ENN Capital Private Limited., Areion Finserve Pvt. Ltd., Omkara Assets Reconstruction Pvt. Ltd. and HDFC Bank Ltd.)** Further, ENN ENN Capital Pvt. Ltd., shall reserve the right to cancel the said auction at any time before registration of the Sale Certificate at own discretion and amount paid towards sale shall be refunded without any interest.
3. ENN ENN Capital Private Limited will hand over the possession “As is where is”, “As is what is” and “whatever there is” and “Without Recourse Basis”
4. In case of any variation in the area mentioned in the sale notice, title documents, mortgaged documents, and area at actual, M/s. ENN ENN Capital Private Limited 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.
5. The auction will be conducted online through our 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).
6. **Properties details will be shown on one of the consortium member’s website i.e., www.omkaraarc.com since our website www.ennennfincap.com is currently under construction.**
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 at M/s ENN ENN Capital Pvt Ltd. “Abhishek House” Kadampali society opp. Jeevan Bharti School, Nanpura, Surat, Gujarat, India, - 395001 as well as at Online auction portal is **05th May 2025 up to 6:00 PM.**
9. 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.
10. 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

ENN ENN Capital Pvt. Ltd.

Registered Office: Abhishek House, Kadampalli Society, Opp. Jeevan Bharti School, Nanpura, Surat - 395 001 (India)

T : +91 261 2460444 | E : ask@ennennfincap.com | W : www.ennennfincap.com

CIN: U65990GJ1985PTC056868



any commitment or any representation of the ENN ENN Capital Private Limited. The property is being sold with all the existing and future encumbrances whether known or unknown to the ENN ENN Capital Private Limited.

11. 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 ENN ENN Capital Private Limited, 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.
12. 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.
13. 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, 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 ENN ENN Capital Private Limited (As a Lead Consortium Member) through its authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditors in accordance with applicable provisions of law.
14. The bid once submitted cannot be withdrawn 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.
15. The interested bidders shall submit their EMD details and documents through Web Portal: bankeauctions.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS/DD** payable at Surat in favor "**ENN ENN Capital Private limited**" which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through **NEFT / RTGS** payable at Surat in the following **Account: 9825121000, Name of the Beneficiary: Enn enn Capital private Limited Bank Name: Kotak Mahindra Bank, Ghod dod Road, Surat, IFSC Code: KKBK0000871**. Please note that the Cheques shall not be accepted as EMD amount.
16. 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-

ENN ENN Capital Pvt. Ltd.

Registered Office: Abhishek House, Kadampalli Society, Opp. Jeevan Bharti School, Nanpura, Surat - 395 001 (India)

T : +91 261 2460444 | E : ask@ennennfincap.com | W : www.ennennfincap.com

CIN: U65990GJ1985PTC056868



7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com or Mr. Bhavik Pandya, Mobile : 8866682937E mail – 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. C1 India as 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 ENN ENN Capital Private Limited (the lead consortium member). The Authorized 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 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.
21. Interested parties are advised to independently verify the title, area of land, building and other details. The 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. Varun Dalal of ENN ENN Capital Private Limited. Mobile: **+91-9099075996**, E-Mail:compliance@ennenncapital.com /vdalal@ennengroup.com or at address as mentioned above in office hours during the working days.
23. Secured Creditor/Authorized Officer has reserved 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 the 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.

ENN ENN Capital Pvt. Ltd.

Registered Office: Abhishek House, Kadampalli Society, Opp. Jeevan Bharti School, Nanpura, Surat - 395 001 (India)

T : +91 261 2460444 | E : ask@ennennfincap.com | W : www.ennennfincap.com

CIN: U65990GJ1985PTC056868



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 is 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 its Bid through Tender Form for the Reserve Price or above the Reserve Price but subsequently does not 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/Authorized 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.

**STATUTORY NOTICE FOR SALE UNDER RULE 8(6) READ WITH RULE 9(1) OF
STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.**

This notice is also a mandatory Notice of not less than Thirty Days to the Borrower(s) of the above loan account under Rule 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 cost & expenses. 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.

For ENN ENN Capital Private Limited.


Authorized Officer

Date: 24th March 2025

Place: Surat



ENN ENN Capital Pvt. Ltd.

Registered Office: Abhishek House, Kadampalli Society, Opp. Jeevan Bharti School, Nanpura, Surat - 395 001 (India)

T : +91 261 2460444 | E : ask@ennennfincap.com | W : www.ennennfincap.com

CIN: U65990GJ1985PTC056868