

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk,
Dadar (West), Mumbai – 400028 | Email: aman.morarka@omkaraarc.com | Mobile
No.: 8850593980 | CIN: U67100TZ2014PTC020363

**TENDER DOCUMENT FOR E AUCTION**

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting in its capacity as a Trustee of Omkara PS 01/2025-26 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 the properties through publication of auction notice dated 11-11-2025 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 Private Limited 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	<ol style="list-style-type: none"> 1) E-Auction Notice dated 28-07-2026 along with Terms and Condition (Annexure – I) 2) Details of Bidder (Annexure – II) <i>(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.)</i> 3) Declaration by Bidder (Annexure – III) <i>(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.)</i> 4) Confirmation by Bidder regarding receipt of training (Annexure – IV) <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 just after availing training on e-Auction with a copy to support@bankeauctions.com)</i> 5) Price Confirmation Letter by H1 Bidder (Annexure – V) <i>(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.)</i> 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.

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 6.00 p.m. on 12-11-2026 through any one of the following mode:-
 - (i) Physically to the Authorised Officer (Mr. Aman Morarka, Chief Manager) at 47th Floor, Kohinoor Square, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai – 400028
 - (ii) Through e-mail (with password protected file) on the e-mail id: aman.morarka@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 the all 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 the 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 site 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 its 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 schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure -I below. 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 01/2025-26 Trust)

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Sd/-
Aman Morarka, Chief Manager
Authorized Officer
Date: 22-10-2026

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.**

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**Annexure VI – Description of the properties**

Lot No.	Particulars
1	<p>Pari Passu Charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the factory lands at T.S.No.92/2, ward No. E, Block – 7, 63 Pallapatty Village, Itteri Road, Salem West Joint III Sub Reg Div, Salem Taluk, Salem District, belonging to Mr. B.S. Shanmugam admeasuring 0.95 acres boundaries of which are as follows: North of Kaialinga Udaiyar Property South of Perumal Property East of itteri Road West of 16'0 Road</p> <p>Pari Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the EM of factory land having an extent of 9,651 sq. ft (Excl. 1,270 sq. ft on which Ganesh Temple has been built abutting Suramangalam Main Road) in TS No.92/4 and 8,138 sq. ft in TS No.92/8 aggregating to 17,789 sq. ft (excluding lands on which Ganesh Temple has been built of 1,270 sq. ft) with superstructures thereon belonging to Mr. B.S. Arunachalam the boundaries of which are as follows: Item No. 1 – In Pallapatty Village T.S.No.92/4, Block No.7, Ward E situated North of Krishnan's Property South of Suramangalam main road East of 16ft Pulbic Cart – Track West of Salem Co-op Marketing Society</p> <p>Item No. 2 – In Pallapatty Village T.S.No.92/8, Block No.7, Ward E situated North of Krishnan's Property South of Kumareses's Property East of 16ft Public cart – Track of Salem Co-op Marketing Society</p> <p>Pari Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the EM of factory land having an extent of 6200 sq. ft on TS No.92/5 and 7920 sq. ft in TS No.92/9 aggregating to 14,120 sq. ft in Ward E Block with superstructures thereon belonging to Mr. B.S. Krishnan the boundaries of which are as follows: Item No. 1 – In Pallapatty Village T.S.No.92/5, extent of 6200 sq. ft in Ward E Block, Suramangalam Main road, Salem taluk, Salem District situated North – Arunachalam Property South – Chandrasekar Property East – Co-op Marketing Society West – 16'0 Public Cart track</p> <p>Item No. 2 – In Pallapatty Village T.S.No.92/9, extent of 7920 sq. ft. in Ward E Block, Suramangalam Main road, Salem taluk, Salem District situated North – Arunachalam Property</p>

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<p>South – Chandrasekar Property East – Co-op Marketing Society West – 16'0 Public Cart track</p> <p>Pari Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the EM of factory land having an extent of 90 cents (45 cents in TS Nos 93 & 45 cents in TS No.93 & 16/1) with superstructures thereon:</p> <p>Item No. 1 – In Pallapatty Village T.S.No.93, extent 45 cents belonging to (i) Mr. B.S. Selvakumar (ii) Mr. B.S. Mohan Kumar (iii) Mr. B.S. Muralidharan & (iv) Mrs. Vasantha situated North of Sri. S. Ravi Babu Property South of LSP Oil Mill compound East of Sivaramalingaudayar property West of marketing society & Mannarchetti Property</p> <p>Item No. 2 – In Pallapatty Village T.S.No.93& 16/1, extent 45 cents belonging to (i) Mr. B.K. Hemanth Kumar (ii) Mr. B.C. Dharmaprakash (iii) Mr. B.C. Karthik, (iv) Mr. B.K. Rajaganesh & (v) Mr. B.K. Sivakaumar situated North of Sivaramalingaudayar land South of Mannar Cheety land and B.P.Prusothaman Vadaiyar Property East of Sivaramalingaudayar land West of 16 wide itteri common pathway and mannarchetty land.</p> <p>Pari Passu charge with Kotak Mahindra Bank (erstwhile Lakshmi Vilas Bank) on the EM of Factory Land having an extent of 1.36 acres belonging jointly to (i) M/s Vasantha Arunachalam Investments (P) Limited (ii) M/s Hemanth Kumar Investments (P) Limited (iii) M/s Dhakshayani Investments (P) Limited & (iv) M/s Usharani Investments (P) Limited admeasuring 1.36 acres, the boundaries of which are as follows:</p> <p>Item No. 1 – In Naickampatti Village, Sy No. 24/4K (Part), 24/4L (Part), 24/4M (Part), extent of 0.32-acre, Salem Taluk, Salem District situated: North by S. No. 23, Ellampillai Main Road South by S. No. 24/4N & 24/4M lands East by S. No. 24/2 land West by S. No. 24/4K, 24/4L & 24/4M lands</p> <p>Item No.2 – In Naickampatti Village, Sy No. 24/4N (Part), 24/4O (Part), extent of 0.37-acre, Salem Taluk, Salem District situated: North by S. No. 24/4M (Part) land South by S. No. 24/4P land East by S. No. 24/2 land West by S. No. 24/4N (Part), 24/4M (Part) lands</p> <p>Item No.3 – In Naickampatti Village, Sy No. 24/4P (Part), extent of 0.30-acre, Salem Taluk, Salem District situated: North by S. No. 24/4N & 24/4O lands South by S. No. 24/3 lands East by No. 12, Thumbathulipatti Village West by S. No. 24/5 lands</p> <p>Item No.4 –</p>	
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In Naickampatti Village, Sy No. 24/3 (New No. 24/3A 2A), extent of 0.37-acre, Salem Taluk, Salem District situated:
North by S. No. 24/4P, M/s Usharani Investments (P) Limited land & Thumbathulipatti Village Boundary
South by Thumbathulipatti Village Boundary
East by S. No. 24/3 Thumbathulipatti Village Boundary
West by S. No. 24/3 part lands