

**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 Tel.: 022-26521804.**

**Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607. Ph No. 04212221144.**

Bid for sale of following secured property/ies mortgaged in the A/c of Mr. Neeraj Agarwal.  
in "Indian Express" & "Loksatta" both Dated 13/09/2023

Authorised Person: Rajesh Jumanani: 9884062068, Zuber Khan: +91 8657969231

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	All that R.C.C Superstructure Comprising of Shop No.13, covering a built up area of 21.446 Sq. Mtrs. Situated on Second Floor of the building known and styled as "N.K.Y. TOWERS" together with undivided 8.578% share and interest in All that piece & parcel of the land bearing Plot No.8 & 9, being a part and portion of the entire land bearing Kh. No.77/1 and 78/1/2 situated at Mouza -Ajni, bearing City Survey No.2090, Sheet No.41 within the limits of N.M.C. Ward No.5 & N.I.T., Tah. And Dist. Nagpur and bounded as under: On the East: - Nalla On the West: - Passage On the North: - Shop No.12 On the South: - Shop No.14	<b>Rs. 25,85,632/-</b>	<b>Rs. 2,58,563.2/-</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	<b>Omkara PS06 / 2021-22 Trust</b>
Bank Name	<b>ICICI Bank</b>
Account Number	<b>344905001084</b>
IFSC Code	<b>ICIC0003449</b>
Branch	<b>Bandra (E), Mumbai</b>

**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)**

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Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
2.	All that Residential Apartment No.101 & 102, total built up area of 143.778 Sq.Mtrs. (69.3883 Sq.Mtrs. + 74.3906 Sq.Mtrs = 143.778 Sq.Mtrs.) situated on the First Floor of the building known and styled as "Pushkar Blossoms" constructed on all that piece and parcel of land bearing Plot No.33-A, admeasuring about 267.75 Sq.Mtrs. in the sanction layout of Swawalambi Sahakari Gruha Nirman Sanstha Maryadit Nagpur, being a part and portion of the entire land bearing Kh.No.84,86 & 88, situated at Mouza - Bhamti (Parsodi), Mouza No.311, Thak No.382, P.S.K 44, Corporation House No.4188/33/A, bearing City Survey No.28, Sheet No.19, together with propionate 25.410% (12.21628% + 13.19418% = 25.410%) share and interest in the said land, within the limit of N.I.T and N.M.C Ward No.75, Thasil and District Nagpur, and the said property is bounded as under :- On the East: - Plot No.18-A On the West: - Road On the North: - Nallah On the South: - Plot No.33	<b>Rs. 86,67,512/-</b>	<b>Rs.8,66,751.2/-</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**

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Account Number	<b>344905001084</b>
IFSC Code	<b>ICIC0003449</b>
Branch	<b>Bandra (E), Mumbai</b>

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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 "Mr. Neeraj Agarwal" 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 19/10/2023 "As is Where is, As is What is and No Recourse Basis".
2. The secured assets will not be sold below 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. Rajesh Jumanji over his mobile +919884062068 /or email [rajesh.jumanji@omkaraarc.com](mailto:rajesh.jumanji@omkaraarc.com) or Mr. Zuber Khan over his mobile +91 86579 69231 /or email [zuber.khan@omkaraarc.com](mailto:zuber.khan@omkaraarc.com) and submitted by super scribing "BID IN ACCOUNT OF Mr. Neeraj Agarwal" 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 Kohinoor Square, 47<sup>th</sup> Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is 16/10/2023 till 6:00 pm.
4. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour "Omkara PS 06/2021-22 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

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Branch	<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/ 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 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.
10. 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 & amp; 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 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.

12. 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.
13. For any property related query or inspection of property schedule, the interested person may contact the concerned Mr. Rajesh Jumaní over his mobile +919884062068 /or email [rajesh.jumani@omkaraarc.com](mailto:rajesh.jumani@omkaraarc.com) or Mr. Zuber Khan over his mobile +91 86579 69231 /or email [zuber.khan@omkaraarc.com](mailto:zuber.khan@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.

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: