Terms & Conditions for E Auction Sale –

1. The auction sale will be conducted online on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis" on **10.12.2026 from 11:00 AM to 12:00 PM**.
2. The auction will be conducted online through Omkara ARCs approved the auctioneer portal M/s. M/s. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 **or** **https://www.auctionbazaar.com/** Helpline E-mail ID: - contact@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com
3. 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.
4. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at Kohinoor Square, 47th Floor, N.C. Kelkar Marg. R.G. Gadkari Chowk, Dadar (West), Mumbai -400028, Mumbai is **08.12.2026 by 5:00 PM**.
5. The immovable property will not be sold below the Reserve Price is mentioned below,
6. Property being sold:

Description of Property	**Reserve Price**	**EMD**
All that piece and parcel of land measuring 9,583.2 sq.ft. be the same a little more or less, forming part of R.S./L.R. Dag No. 173, C.S. Dag No. 162 under R.S. Khatian No. 322 corresponding to L.R. Khatian No. 11/1, in Mouza Gharbhanga-Basudevpur, J.L. No. 100, under police station Uluberia, in the district of Howrah, West Bengal – 711322 presently within the limits of the Raghudevpur Gram Panchayat together with a two storied building thereon having a covered area of about 2545.46 sq.ft. (Ground floor admeasuring 1632.03 sq.ft. and first floor 913.43 sq.fts.) Boundary Details: East: Vacant land of Manorma Pramanick. West: House of Sabita Nath North: Bauria Domjur Road South: Vacant land of Dibakar Pramanick.	Rs. 1,06,96,000/- (Rupees One Crore Six Lakh Ninety-Six Thousand only)	Rs. 10,69,000/- (Rupees Ten Lakh Sixty-Nine Thousand Only)

7. All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
8. 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, effecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any

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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 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 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 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.

10. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation etc, labor / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately.

11. 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 & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.

12. 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.

13. The interested bidders shall submit their EMD details and documents through Web Portal: auctionbazaar.com through Login ID & Password. EMD amount should be paid by way of **NEFT / RTGS** payable at Mumbai in favor "India Resurgence ARC Trust II" 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 Mumbai in the following -

Account	**:**	**57500000340699**
IFSC Code	**:**	**HDFC0000060.**
Name of the Beneficiary:		**India Resurgence ARC Trust II**
Bank Name	**:**	**HDFC Bank Limited**

Please note that the Cheques shall not be accepted as EMD amount.

14. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.

15. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding

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process etc., may contact ., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, the Authorized Officer, Ms. Eshnna Ekka (Mo: 7032770920) Mail: eshnna.ekka@omkaraarc.com and Ms. Shubhangi Yadwadkar (Mo: 9967330316) Mail: shubhangi.yadwadkar@omkaraarc.com.

16. The bidders must hold valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Omkara ARC/service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

17. Bids below reserve price or without EMD amount shall not be accepted. The highest bid shall be subject to approval & confirmation of Omkara Assets Reconstruction Pvt. Ltd (the secured creditor). 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.

18. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at 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.

19. 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. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer Mr Harshvardhan Kadam (Mo:9819058003), Mail: harshwardhan.kadam@omkaraarc.com & Ms. Shubhangi Yadwadkar (Mo: 9967330316) Mail: shubhangi.yadwadkar@omkaraarc.com, or at address as mentioned above in office hours during the working days.

20. The Bank/ARC reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.

21. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.

22. 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.

23. 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.

24. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction's Duration shall automatically extend for Five (5) minutes from the time the bid comes in Please note that the auto-extension shall be unlimited times and will take place only if

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a valid bid comes in the last Five (5) minutes of closing.

25. 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. Further, it shall also be deemed that the bidders(s)have participated in accordance with the spirit of Section 29A of the Insolvency & Bankruptcy Code,2016 in terms of Related Party Transactions.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 30 (Thirty) days to the Borrower(s) under Rule 8(6) r/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of 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. Intending bidders shall comply and give declaration under section 29A of Insolvency and Bankruptcy Code 2016.

Date: 16.11.2026
Place: Mumbai

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of India Resurgence ARC Trust II)

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