

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai – 400028.

Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607.

Bid for sale of following secured property/ies mortgaged in the account of M/s. Railtech Consultants Pvt. Ltd. published in "Financial Express" & "Loksatta (Vernacular)" on 26.03.2026.

Authorised Person: Abhishek Joshi/ Zuber Khan: +91 86579 69231.

Lot No.	Description of the Secured Assets	Reserve Price	EMD amount
1.	Property no. 1: - All that piece and parcel of Flat No. B- 12 having carpet area admeasuring 58.78 sq. mts, having Built up area admeasuring 76.41 sq. mts Plus Terrace admeasuring 5.15 sq. mts i.e. total saleable area admeasuring 78.96 sq. mts (850 sq. ft) along with covered/ open Parking No. B -12, at the ground Floor of Wing B in the building known as Atharva Apartment constructed on the land bearing Plot No. 57, out of Land bearing Sector No. 1, situated at PCNTDA , Bhosari, Tal haveli District Pune 411027.	Property 1: - Rs. 45,09,000/- (Rupees Forty-Five Lakh Nine Thousand Only)	Property 1: Rs.4,50,900/- (Rupees Four Lakh Fifty Thousand Only)
	Property no. 2: - All that Piece and parcel of Flat No. 8 on the second Floor, of E Building of the complex Alcon Square admeasuring 756 sq. ft carpet area (70.16 sq. mts) and admeasuring 945 sq. ft Saleable area (87.79 sq. mts) and one covered car parking space no. CP 27 which is situated below living of Flat No. E 4, constructed on land bearing Sector No. 7, plot No. 71/1+2+3 situated at Bhosari, Tal Haveli District Pune 411026.	Property 2: Rs. 54,18,000/- (Rupees Fifty-Four Lakh Eighteen Thousand Only)	Property 2: Rs.5,41,800/- (Rupees Five Lakh Forty-One Thousand Eight Hundred Only)

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 "Om Kara PS 30/2021-22 Trust" payable at Mumbai) Dated _____ Amount ₹ _____
or by NEFT/ RTGS

Beneficiary Name	Om Kara PS30/2021-22 Trust
Bank Name	ICICI Bank
Account Number	055505010221
IFSC Code	ICIC0000555
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 immovable property more particularly described in the sale notice belonging to "M/s. Railtech Consultants Pvt. Ltd." 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 16.04.2026 "As is where is", "As is what is", "Whatever there is" and "Without 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. Abhishek Joshi over his email abhishek.joshi@omkaraarc.com or Mr. Zuber Khan over his mobile +91 86579 69231 /or email zuber.khan@omkaraarc.com and submitted by super scribing "BID IN ACCOUNT OF M/s. Railtech Consultants Pvt. Ltd." 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, 47th Floor, N.C.Kelkar Marg, R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 is 14.04.2026 up to 05.30 PM.
4. EMD amount should be paid by way of Demand Draft/Pay order/ NEFT / RTGS payable at Mumbai in favour "Omkaara PS 30/2021-22 Trust" which is refundable without interest to unsuccessful bidders. The bank account details are as under:

Beneficiary Name	Omkaara PS30/2021-22 Trust
Bank Name	ICICI Bank
Account Number	055505010221
IFSC Code	ICIC0000555
Branch	Bandra (E), Mumbai

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 Omkaara Assets Reconstruction Pvt. Ltd (OARPL). The property is being sold with all the existing and future encumbrances whether known or unknown to OARPL.
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 OARPL, 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 the 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 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 or Mr. Zuber Khan over his mobile +91 86579 69231 /or email zuber.khan@omkaraarc.com or at address as mentioned above in office hours during the working days.
14. The Bank/ARC reserves it's 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
For Omkara Assets Reconstruction Private Limited
(Acting in its Capacity as Trustee of Omkara PS30/ 2021-22 Trust)

Signature of the Bidder:

Date:

