



TENDER DOCUMENT FOR E AUCTION

Whereas the Omkara Assets Reconstruction Pvt Ltd (OARPL) acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sell through eAuction the properties mentioned 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 Pvt Ltd Address- As per Paper Publication
Auction to be Conducted by	M/s. ARCA EMART Pvt.Ltd. (Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com)
Auction Schedule	Date of Auction:- As per Publication Timings:- As per Publication Auction Website :- https://www.auctionbazaar.com/ Auction Website: - https://www.auctionbazaar.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	1) Terms & conditions of e-Auction 2) Details of Bidder (Annexure - II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.auctionbazaar.com/ during the time of submission of the bid. 3) Declaration by Bidder (Annexure - III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.auctionbazaar.com/ during the time of submission of the bid. 4) Confirmation by Bidder regarding receipt of training (Annexure - IV) 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@auctionbazaar.com 5) Price Confirmation Letter by H1 Bidder (Annexure - V) 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@auctionbazaar.com , immediately on completion of the bidding. Annexure VI - Description of the Property
Special Instructions	Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor OARPL will be responsible for any lapses / failure on the part of the Bidder, in such cases.



Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar Extn. Tirupur – 641607.

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (W), Mumbai - 400028. Tel.: 022-69231111

Email : mumbai@omkaraarc.com / www.omkaraarc.com / CIN: U67100TZ2014PTC020363



E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider M/s. ARCA EMART 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. ARCA EMART 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. ARCA EMART Pvt.Ltd. shall arrange to train the bidder(s), without any cost. M/s. ARCA EMART 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:** 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. e-Form Submission
 - 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. 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.
 12. 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
 13. The decision of the OARPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
 14. OARPL shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
 15. OARPL / M/s. ARCA EMART Pvt.Ltd. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
 16. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
 17. 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.
 18. **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.

Terms & Conditions for Sale of Property (ies)

1. The E-Auction is being held on "**AS IS WHERE IS**", "**AS IS WHAT IS**", "**WHATEVER THERE IS & WITHOUT RECOURSE BASIS**".
2. To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the OARPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the OARPL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
4. The particulars specified in the auction notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission.
5. The inspection of property put on auction will be permitted to interest bidders at sites to on the day and time mentioned in the public notice annexed as ANNEXURE-I.
6. The EMD is required to be deposited in the bank account within the stipulated date and time as per the details mentioned in the sale notice. For payment mode, intended bidders are required to go through the attached sale notice. Please refer the payment mode for the remittance of EMD amount to the concerned account given under the sale notice. advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and register their name at "<https://www.auctionbazaar.com/>" and get user ID and Password free of cost and get training on e-Auction from our service provider, M/s. ARCA EMART Pvt.Ltd. by contacting on Support



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Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com.

7. After Registration of bidders in the website as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE I)
 - a. Copy of the NEFT/RTGS challan;
 - b. Copy of PAN card;
 - c. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
 - d. Copy of proof of address, without which the bid is liable to be rejected.
8. The e-Auction will take place through web portal "<https://www.auctionbazaar.com/>" on the time specified in the e-Auction notice published in the newspaper and as per ANNEXURE-I attached herewith.
9. The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)
10. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
12. If the dues of the OARPL together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to OARPL are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
13. The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "Bid Increase Amount" in ANNEXURE-I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE-I.
14. The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.auctionbazaar.com/>) online (within 07 working days from date of auction). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
15. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e. on the same day or 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.
16. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
17. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
18. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of OARPL shall be final. In such an eventuality, OARPL shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by OARPL. For any kind of dispute, bidders are required to contact the concerned authorized officer only. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
19. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.





20. The sale shall be governed by the terms and conditions mentioned in this document as well as the terms and conditions mentioned in the detailed sale notice enclosed as Annexure I to this document. In case of any contradictory term, the term and condition mentioned in Annexure I shall prevail.

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of OARPL or to any other party.
- The decision of OARPL declaration of successful bidder shall be final and binding on all the Bidders.
- M/s. ARCA EMART Pvt.Ltd. / OARPL shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/s. ARCA EMART Pvt.Ltd. /OARPL is not responsible for any damages, including damages that result from, but are not limited to negligence. M/s. ARCA EMART Pvt.Ltd. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-

Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.auctionbazaar.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 Sale Notice) with a copy to support@auctionbazaar.com

Annexure – V: Just after the completion of 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@auctionbazaar.com





Annexure I - Public Notice for sale with detailed terms and conditions

Omkara Assets Reconstruction Private Limited
Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai - 400028
Tel: 022-69231111/98335 05891



[Appendix - IV-A]

[See proviso to rule 8 (6) r/w rule 9(1)]

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

DATE OF E-AUCTION: 07.08.2026

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

1. Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantor(s) named hereinafter that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. ("OARPL") (acting in its capacity as a Trustee of Omkara PS 08/2017-18 Trust). **OARPL** is a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate office at Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028. Further, the assignor bank i.e. Bank of Baroda (Erstwhile Dena Bank) vide Deed of Assignment dated 30.12.2017 assigned the entire outstanding debt of **M/s. Silk Cotton** guaranteed by 1. Mr.Kalpesh J. Vaghasiya , 2. Mr.Manish J. Vekariya 3. Mr.Karsanbhai Manjibhai Vaghasiya & 4. Ms.Sonalben K Vaghasiya along with the underlying securities to OARPL acting in its capacity as Trustee of Omkara PS 08/2017-18 Trust.
2. Pursuant to the assignment agreement, OARPL has stepped into the shoes of the assignor banks and is entitled to recover dues and enforce the securities. The Secured Assets will be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and " Without recourse Basis" on **07.08.2026** at 11:00 AM (last date and time for submission of EMD is **06.08.2026** by 05:00PM), for recovery of amount shown below in respective column due to OARPL as Secured Creditor from the Borrower and Guarantors shown below.

The Reserve Price and the earnest money deposit of respective property has been mentioned below in respective column.

The description of Borrowers and mortgagors with description of the immovable property and known encumbrances (if any) are as under: -

Name of Borrower and Guarantors	Outstanding Dues as on 28.10.2016	Date of Demand Notice
Borrower: M/s. Silk Cotton (Partnership Firm) Guarantors: 1. Kalpesh J. Vaghasiya and 2. Manish J. Vekariya 3. Mr.Karsanbhai Manjibhai Vaghasiya 4. Ms.Sonalben K Vaghasiya	Rs.7,46,97,750.89 (Rupees Seven Crores Forty-Six Lakhs Ninety-Seven Thousand Seven Hundred Fifty and Eighty-Nine Paise Only)	25.01.2017



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Lot	Description of immovable property	Mortgagor	Auction Date & Time	Last Date of EMD	Inspection Date & Time	Reserve Price (Rs. lakhs)	EMD (Rs. lakhs)	Bid Increment Amount (Rs. lakhs)	Dates of Possession
1.	Residential building constructed on land admeasuring 934.92 sq.ft, situated on Plot No. 28P, Chitaliya Kuwa Road, Bharuch Nagar, South Side, Umiya Nagar, Survey No. 325/P, Village Jasdan, Taluka Jasdan, District Rajkot.	Mr.Kalpesh J. Vaghasiya	07.08.2026 11.00 am to 12.00 pm	06.08.2026 6 by 5.00 pm	31.07.2026 between 2.00 pm to 3.00 pm	28.00	2.80	0.25	20.12.2023 (Physical Possession)
2.	Residential building constructed on land admeasuring 1872.81, situated on Plot No. 4/P, Sardar Chowk, near Khodiyar Temple (Paiki), Survey No. 331/P, Village Jasdan, Taluka Jasdan, District Rajkot	Mr.Karsanbhai Manjibhai Vaghasiya	07.08.2026 11.00 am to 12.00 pm	06.08.2026 6 by 5.00 pm	31.07.2026 between 2.00 pm to 3.00 pm	48.00	4.80	0.50	04.02.2017 (Symbolic Possession)

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

TERMS & CONDITIONS:

1. The auction will be conducted 'ONLINE' through OARPL's approved service provider "M/s. ARCA EMART Pvt.Ltd." E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.auctionbazaar.com/> (Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com).
2. 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. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com.
3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Akshay Shah (Mob. No. 9833505891) (Email ID - akshay.shah@omkaraarc.com)** or at address as mentioned above in office hours during the working days.
4. To the best of knowledge and information of the Authorised Officer, there is no known encumbrance on any property.
5. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.
6. The auction sale will be conducted online on "As is where is", "As is what is" "whatever there is" and "Without Recourse Basis" on **07.08.2026** at 11:00 AM.



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7. The auction will be conducted 'ONLINE' through OARPL's approved service provider "M/s. ARCA EMART Pvt.Ltd." E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.auctionbazaar.com/> (Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com).
8. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increment Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes each with unlimited extension.
9. The secured asset 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.
10. 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 is **06-08-2026** up to 5:00 PM.
11. All dues / arrears / unpaid taxes including but not limited to, 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.
12. 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.
13. 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, and the properties shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of properties/amount.
14. 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 payable at Mumbai in favor "**Omkara PS 08/2017-18 Trust**" 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: 50426274499, Name of the Beneficiary: Omkara PS08/2017-18 Trust, Bank Name: Indian Bank, Branch: Dadar (W), Mumbai , IFSC Code: IDIB000D001**. Please note that the Cheques/Demand Draft shall not be accepted as EMD amount.
15. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
16. 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. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com.
17. 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. OARPL/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.





18. Bids below reserve price or without EMD amount shall not be accepted.
19. Property will be sold to bidder quoting the highest bid amount. 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.
20. 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.
21. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: **Akshay Shah (Mob. No. 9833505891) (Email ID - akshay.shah@omkaraarc.com)** or at address as mentioned above in office hours during the working days.
22. OARPL reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.
23. The Authorized Officer/Secured Creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
24. 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.
25. If the dues of the OARPL and other Secured Creditors/ Financial Creditors secured by the assets put up for sale together with all costs, charges and expenses incurred by the OARPL/ Secured Creditors are tendered to their satisfaction by or on behalf of the Borrower at any time before the date fixed for sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.
26. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the OARPL.
27. Intended Bidders are advised to verify and confirm the demarcation, direction, access, status and measurement of the property by their self-due diligence.
28. 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.
29. At the time submission of the bid, bidder should submit affidavit in the spirit of the Section 29 A of Insolvency and Bankruptcy Code 2016.
30. The eligibility / participation of the bidder shall be subject to final verification of the Affidavit cum Undertaking given by the Bidder in the spirit of Section 29A of the Insolvency and Bankruptcy Code, 2016. If at any subsequent point of time (even after issuance of sale certificate) it is revealed and observed that the Affidavit cum undertaking given by the successful bidder is false/incorrect, then the sale shall be liable to be cancelled and the amount already deposited will be forfeited.
31. Bidders are bound by the principle of caveat emptor (Buyer Beware).
32. No complaint on time-factor or paucity of time for bidding will be entertained. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
33. 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.





34. 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.
35. The Affidavit submitted along with the Bid/Tender Form in spirit of the Section 29 A of Insolvency and Bankruptcy Code 2016, shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to record, the amount deposited by the bidder shall be forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.
36. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
37. Borrower/Guarantor/Mortgagor has filed couple of SA's before DRT -1 Coimbatore which is pending.
38. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
39. The Sale Certificate will not be issued pending operation of any stay/injunction/ restraint order passed by the ORT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
40. No request for return of deposit either in part or full/cancellation of sale will be entertained.
41. Disputes, if any, shall be subject to jurisdiction of Mumbai Courts/ Tribunals only.
42. No counteroffer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
43. If the BID of any two or more bidders are found identical (with same amount) and no one participate in the inter-se-bidding process, it shall be at sole discretion to choose the criteria/mechanism to decide the successful bidder and no bidder shall have right to protest or object the same.
44. The eligibility/participation of the bidder shall be subject to final verification of the Affidavit cum Undertaking given by the Bidder in the spirit of Section 29A of the Insolvency and Bankruptcy Code, 2016.
45. The Authorised Officer reserve the right to either defer or cancel or withdraw the auction at any time before executing the Sale Certificate without assigning any reason and the person participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation.
46. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

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 fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time. 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) Rules, 2002.

Date: 16-07-2026
Place: Mumbai

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee Omkara PS 08/2017-18
Trust)





Annexure VI – Description of the Properties

Lot No.	Description of immovable property	Mortgagor
1.	Residential building constructed on land admeasuring 934.92 sq.ft, situated on Plot No. 28P, Chitaliya Kuwa Road, Bharuch Nagar, South Side, Umiya Nagar, Survey No. 325/P, Village Jasdan, Taluka Jasdan, District Rajkot.	Mr.Kalpesh J. Vaghasiya
2.	Residential building constructed on land admeasuring 1872.81, situated on Plot No. 4/P, Sardar Chowk, near Khodiyar Temple (Paiki),Survey No. 331/P, Village Jasdan, Taluka Jasdan, District Rajkot	Mr.Karsanbhai Manjibhai Vaghasiya

