

[Appendix - IV-A] (See proviso to rule 8 (6) r/w 9 (1))

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower M/s. Afzal Trading M/s & Haris Trading Company & M/s. Kisan Aju Company and co-borrowers Mrs. Nigar Sultana Khalid Nadeem Raean (Prop. M/s. Haris Trading Company) Late Mohd. Afzal Hafizurrahim Raean, M/s. Afzal Trading Pvt Ltd, Mr. Khalid Nadeem Allarakha, M/s. M.D Builders and Land Developers, Mr. Khalid Nadeem Allarakha (Prop. M/s. Kisan Aju Company), Late Mohd. Afzal Hafizurrahim Raean (Prop. M/s. Afzal Trading Company), Farhana Shabnam w/o. Mohd Afzal Raean, that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Nagpur Nagrik Sahakari Bank (NNSB) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on 01.07.2025 at 11.00 am (last date and time for submission of bids is 30.06.2025 by 6.00 PM), for recovery Rs. 4,58,78,974/- (Four Crore Fifty-Eight Lakhs Seventy-Six Thousand Nine Seventy-Four) as on Dated 13.06.2018 plus Interest and Other Expenses.

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 47/2021-22 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 21.03.2022 along with underlying security from Nagpur Nagrik Sahakari Bank (NNSB) Hence the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from the above-mentioned borrower and co-borrower.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD
<p>1. The undivided 0.71 % share and interest in all that piece and parcel of land admeasuring an area of about 65162 Sq. Ft. (6053.747 Sq. Meters) being a portion of the entire land bearing Khasra No. 183 of Mouza - NAGPUR bearing Corporation House Nos. 644, 644-A, 644-B, and 644-C, City Survey No. 204 and Sheet Nos. 152 and 153, situate at Small Factory Area, Bagadganj Layout, Bhandara Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 23 in Tahsil and District - Nagpur, Together With the entire R.C.C. Superstructure comprising Apartment No. C - 103 covering a total built up area of 79.347 Square Meters or 854.09 Square Feet approx on First Floor of the building constructed on the said plot of land & named and styled Pritam Complex, within the limits of Nagpur, Municipal Corporation, Ward No. 23 & the same is bounded as under: On the North- Road, On the South- Passage & Parking for flat owners, On the East- Flat No. C 104, On the West- Flat No. C - 102.</p> <p>&</p> <p>The undivided 0.71 percent share and interest in all that piece and parcel of land admeasuring an area of about 65162 Sq. Ft. (6053.747 Sq. Meters) being a portion of the entire land bearing Khasra No. 183 of Mouza - NAGPUR bearing Corporation House Nos. 644, 644-A, 644-B and 644-C, City Survey No. 204 and Sheet Nos. 152 and 153, situate at Small Factory Area, Bagadganj Layout, Bhandara Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 23 in Tahsil and District - Nagpur, Together With the entire R.C.C. Superstructure comprising Apartment No. C - 102 covering a built up area of 79.347 Square Meters or 854.09 Square Feet approx on First Floor of the building constructed on the said plot of land and named and styled Pritam Complex, Middle Ring Road, East Precinct, Nagpur, Tahsil and District - Nagpur, within the limits of Nagpur, Municipal Corporation, Ward No. 23 and the same is bounded as under: On the North - Road, On the South- Passage & Parking for flat owners, On the East- Staircase & Flat No. C 103, On the West- Flat No. C - 101. (Amalgamated Flat)</p>	Rs. 81,00,000/-	Rs. 8,10,000/-
<p>2. ALL THAT piece and parcel of Southern portion of the land admeasuring about 1.21 Hectares i.e. 3.00 Acres out of entire land bearing Field Survey No. 113, admeasuring about 2.45 Hectares i.e. 6.053 Acres, Land Revenue Assessment Rs. 9.69 yearly, with Occupant Class I Bhumiswami rights, situated at Mauza: Mhasala, Patwari Halka No. 15, Tahsil: Kamptee and District: Nagpur along-with the standing crops, trees and anything and everything standing thereon together with all easement rights like Road, Dhura etc. and bounded as under: -On the north: remaining portion of field no. 113, On the east: field no. 112, On the west: field no., On the south: field no. 111/3</p>	Rs. 52,80,000	Rs. 5,28,000
Date of E- Auction	01.07.2025 at 11.00 A.M to 2.00 P.M	
Minimum Bid Increment Amount	Rs. 25,000/- (Rs. Fifty Thousand only for Property 1) Rs. 25,000/- (Rs. Fifty Thousand only for Property 2)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	30.06.2025 by 6:00 pm	
Date of Inspection	27.06.2025 between 01.00 pm to 04.00 pm	
Known Liabilities	To the best of our 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 the properties put on Auction.	

This publication is also a Fifteen Days' notice to the borrowers/co-borrowers under Rules 8(6) read with 9(1) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer to the link provided in the secured creditor website i.e. <http://omkaraarc.com/auction.php>, and the contact details of authorized officer Pratiksha Bhat (Contact No. 9773406175 and Contact Person: 9773406175)