



OMKARA ASSETS RECONSTRUCTION PVT. LTD.
CIN: U67100TZ2014PTC020363

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

Email: rajesh_jumani@omkaraarc.com/
zuber.khan@omkaraarc.com/
pratik.rasal@omkaraarc.com
Authorised Officer M no.: +918657969231
[Appendix - IV-A]

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

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indust Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall 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", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of Secured Asset	Owner of the property	Outstanding Dues as on 28.10.2024 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s. Nagraj Alloys Pvt. Ltd. (Borrower & Mortgagor), Prakash B Waghdhare (Guarantor & Mortgagor), Sindhu P Waghdhare (Guarantor & Mortgagor), Pravin B Gujar (Guarantor), Niraj M Meshram	All that Residential Tranquility Town House Unit No. T-14, Carpet Area 146.747 Sq. Mtrs. (Or 1579 Sq. ft.) Super Built-up area 195.353 Sq. Mtrs. (Or 2102 Sq. ft.) land appurtenant and lying underneath there to admeasuring 135.037 Sq. Mtrs. (Or 1453 Sq. ft.) Terrace area admeasuring 66.449 Sq. Mtrs. (Or	Shri. Prakash Baihao Waghdhare & Smt. Sindhu Prakash Waghdhare	Rs. 20,25,42,885/- (Rupees Twenty-Crore Twenty-Five Lakhs Forty Thousand Eight Hundred Eighty Five only)	09.08.2022	24.11.2023 (Physical)	Rs. 76,05,000/- (Rupees Seventy Six Lakhs Five Thousand Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 7,60,500/- (Rupees Seven Lakhs Sixty Thousand Five Hundred Only)	From 11.00 A.M. to 12:00 P.M. on 08.11.2024



(Guarantor) and Nagraj Steel Scrap (Guarantor) Prop: Prakash B Waghdhare	715 Sq. ft.), situated in all that part and parcel of land bearing Survey No.120/2 having an area of 12.40 Hectors, Rental Rs. 97.00 held in Occupation Class-1, Right of Mouza-Kothewada, within the limits of Gram Panchayat - Kothewada in Tahsil-Hingna and District-Nagpur and bounded as under: - North: Kh. NO. 120/1, South: Kh. NO. 122, 123, 124 & 125, East: Road, West: Wena River						
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449							
Last date and time for submission of bid letter of participation/KYC		19.11.2024 till 6:00 pm					
Document/Proof of EMD							
Date of E-Auction & Time		21.11.2024 12:00 pm to 2:00 pm					

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankenauction.com>.

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

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account 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.

Date: 30.10.2024
Place: Nagpur

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

