

[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 IndusInd 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 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. 1. Name of Borrower(s)/ Guarantors/ Mortgagors

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 (Guarantor) and Nagraj Steel Scrap (Guarantor)
Prop: Prakash B Waghdhare

Sr. No. 1. Details of the Secured Asset

All that piece and parcel of Land bearing survey No. 41/1, admeasuring 0.62 H. R. (2.52acre) (10200 Sq. Mtr) bearing Survey No. 41/1, Khate No.51 in Class-I rights, situated at Mouza-Asoli, Gram Panchayat Asoli, bearing P.H. No. 20, Tahsil Kamptee and District- Nagpur and bounded as under:- North: Survey No. 42, South: Survey No. 49, East: Road, West: Survey No. 147.

Sr. No. 2. 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 thereto admeasuring 135.037 Sq. Mtrs. (Or 1453 Sq. ft.) Terrace area admeasuring 66.449 Sq. Mtrs. (Or 715 Sq. ft.), situated in all that part and parcel of land bearing Survey No.120/2 having an area of 12.40 Hectars, Rental Rs. 97.00 held in Occupation Class-I, 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

Sr. No. 3. All that piece and parcel of land of Plot No. 31, admeasuring 83.64 Sq. Mtrs. as per sale deed in a layout of M/s Rohini Co-operative Housing Society Limited, bearing City Survey No. 251, Sheet No.68, 69, 71, P. H. No. 17, Kh. No. 18/1 of Mouza-Kalamna bearing Municipal Corporation House No. 1794/B/31, Ward No.42, Old Kamptee Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 42, in Tahsil & District Nagpur and bounded as under:- North: 20 Feet Road, South: Plot No. 30, East: Plot No. 28, West: Plot No. 32.

The property mentioned at Sr. No. 1, forming part of Survey No. 41/1, Mouza Asoli, Taluka Kamptee, District Nagpur, is being sold along with an adjacent parcel of land within the same survey number, measuring 4,000 sq. meters. This adjacent land, owned by M/s Nagraj Alloys Private Limited- In Liquidation (Corporate Debtor), is being auctioned separately by the liquidator (Mr. Abhijit Gokhale) under IBC 2016.

Outstanding Dues as on 02.12.2025

Rs. 22,45,18,000/- (Rupees Twenty Two Crore Forty Five Lakh Eighteen Thousand Only)

Property Sr Number	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	09.08.2022	22.11.2022 (Symbolic)	Rs.1,81,67,000/- (Rupees One crore Eighty One Lakh Sixty Seven Thousand Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Rs.18,16,700/- (Rupees Eighteen Lakh Sixteen Thousand Seven Hundred Only)	19.12.2025 From 11.00 A.M. to 12:00 P.M.
2.	09.08.2022	24.11.2023 (Physical)	Rs.68,45,000/- (Rupees Sixty eight lakh Forty five Thousand Only)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs.6,84,500/- (Rupees Six lakh Eighty four Thousand Five Hundred Only)	19.12.2025 From 05.00 P.M. to 06:00 P.M.
3.	09.08.2022	12.08.2024 (Physical)	Rs. 14,40,000/- (Rupees Fourteen lakh Forty Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs.1,44,000/- (Rupees One lakh Forty four Thousand Only)	19.12.2025 From 02.00 P.M. to 03:00 P.M.

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

* Bank/ARC's dues to remain on priority over any other statutory dues.

Last date and time for submission of bid letter of participation/KYC Document/ Proof of EMD 05.01.2026 till 6:00 pm

Date of E-Auction & Time 07.01.2026 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.bankerauction.com>. Contact no. 88666 82937 (Bhavik Pandya).

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 30 (Thirty) 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.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omkara ARC. Omkara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 04.12.2025
Place: Nagpur

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