

**[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 Alu Company and co-borrowers Mrs. Nigar Sultana Khalid Nadeem Raeen (Prop. M/s. Haris Trading Company) Late Mohd. Afzal Hafizulrahim Raeen, 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 Alu Company), Late Mohd. Afzal Hafizulrahim Raeen (Prop. M/s. Afzal Trading Company), Fahana Shabnam w/o. Mohd Afzal Raeen, 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 **04.09.2025 at 11.00 am** (last date and time for submission of bids is **03.09.2025 by 6.00 PM**), for recovery **Rs. 4,58,76,974/- (Four Crore Fifty-Eight Lakhs Seventy-Six Thousand Nine Hundred Seventy-Four)** as on Dated 13.06.2018 plus Interest and Other Expenses.

The M/s Omkara Assets Reconstruction Private Limited Secured Creditor from the above-mentioned borrower and co-borrower.

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).

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
	Rs.	Rs.
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. & 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)	72,90,000/-	7,29,000/-
2. Mauja Mhasala P.H. No. 15, Ra.N.M. Kamthi. T.Kamthi District Nagpur, Haddi Khasra No. 112, 113 of Gram Panchayat Kawaltha, Plot No. 105, 106, 107, 108 out of the plots demolished by the company - Share 3 (R 5,6,7,8) (Letters one hundred and five, one hundred and six, one hundred and seven, one hundred and eight Share three R six, Seven, Eight) 1) Length and width of Plot No. 105 (Share 3 R5): 10.00 x 14.25 = 142.50 sq. m (1533.87 sq. Ft) 2) Length x Width of Plot No. 106 (Share 3 R6): 1/2 (11.25+11.50) x 14.25 = 162.09 sq.m (1744.73 sq. Ft) 3) Length and width of Plot No. 107 (Share 3 R7): 1/2 (11.00+11.25) x 14.25 = 158.53 sq. m (1706.41 sq. Ft) 4) Length and width of Plot No. 108 (Share 3 R8): 10.00 x 14.25 = 142.50 sq.m (1533.87 sq. Ft) Its total area is 605.84 sq.m (6518.88 sq.ft). Boundaries: East: Layout Road, West: Layout Road, North: Layout Road, South: Plot No. 104, 109 (Share 3 (R4,9))	47,52,000/-	4,75,200/-

Date of E-Auction	04.09.2025 at 11.00 A.M to 2.00 P.M
Minimum Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand only for Property 1) Rs. 20,000/- (Rupees Fifty Thousand only for Property 2)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	03.09.2025 by 6:00 pm
Date of Inspection	30.08.2025 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://omkararc.com/auction.php>. and the contact details of authorized officer Pratiksha Patel (Contact No. 9773406175 Email- pratiksha.patel@omkararc.com Bidder may also visit the website <http://www.bankeauction.com> or contact service provider M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291881124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile: 88666 82937 Email - Maharashtra@c1india.com. Intending bidders shall comply and give a declaration under section 29A of the Insolvency and Bankruptcy Code 2016.

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd.

Date: 17.08.2025
Place: Nagpur (Acting in its capacity as a Trustee of Omkara PS 47/2021-22 Trust)