

J.C. FLOWERS ASSET RECONSTRUCTION PRIVATE LIMITED

Registered Office: 12th Floor, Crompton Greaves House, Dr. Annie Besant Road, Worli, Mumbai-400030

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX IV-A

[See proviso to Rule 8(6)]

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

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor(s), Guarantor(s) (as mentioned in column (i) in the below table), that the below described immovable properties (as mentioned in column (iii) below), mortgaged / charged in favor of the J.C. Flowers Asset Reconstruction Private Limited acting in its capacity as Trustee of JCF ARC TRUST 2024-25/34 ("Secured Creditor"), the symbolic possession of which has been taken by the Authorized Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis, on May 04, 2026 between 11.00 AM to 02.00 PM for recovery of the amounts mentioned in column (ii) herein below due to Secured Creditor together with further interest, costs and other expenses thereon. The Reserve Price and the Earnest Money Deposit are mentioned below for the properties.

Details of Secured Asset put for Auction

Name of Borrower/ Mortgagor / Guarantor	Total Outstanding Dues as per Assignment Intimation Letter*	Description of Property	Reserve Price (RP)	Earnest Money Deposit (EMD) 10% of RP
1. Om Sairam Traders ("Borrower")	A) Om Sairam Traders - Rs. 5,05,55,441.02/- (Rupees Five Crore Five Lakh Fifty Five Thousand Four Hundred Forty One and Paise Two Only)	Shop No. 1 (Ground Floor + First Floor), Block No. A Busyland Complex, Nr. Chaupal Sagar, Nandgaon Peth. Amravati - 444701	Rs. 1,41,25,000/- (Rupees One Crore Forty One Lakh Twenty Five Thousand Only)	Rs. 14,12,500 (Rupees Fourteen Lakh Twelve Thousand Five Hundred Only)
2. Sonu Hosliery ("Borrower")	B) Sonu Hosliery - Rs. 1,37,59,645.62/- (Rupees One Crore Thirty Seven Lakh Fifty Nine Thousand Six Hundred Forty Five and Paise Sixty Two Only)			
3. Mr. Kishanchand Kotwani ("Proprietor of Om Sairam Traders")	Total Group Exposure - Rs. 6,43,15,086.64 /- (Rupees Six Crore Forty Three Lakh Fifteen Thousand Eighty Six and Paise Sixty Four Only)	Nazul Sheet No 81, Plot No 54 & 56, Mouje Peth, Pragne Badnera Amravati-444701	Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakh Only)	Rs. 16,50,000 (Rupees Sixteen Lakh Fifty Thousand Only)
4. Mr. Shyam Kotwani ("Proprietor of Sonu Hosliery")				
5. Mrs Mamta Kishanchandji Kotwani ("Guarantor")				

*Dues outstanding as on June 02, 2025, as per the Assignment Intimation Letter dated September 18, 2025, together with further interest, costs and expenses thereon from June 03, 2025.

To the best of the knowledge of the Secured Creditor, there are no known encumbrances on the above secured assets.

Interested bidders are hereby advised to do their own due diligence related to the Secured Asset before submission of bid. For detailed terms and conditions of the sale and the bid documents, please refer to the website: <https://www.jcfarc.com> and/ or <https://www.bankeauctions.com>.

This notice is also a Thirty days' notice to the Borrower / Co-Borrower / Guarantor / Mortgagor under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002.

Please note that in case of any discrepancies, the notice for sale published in English will be considered as final.

Place: NAGPUR

Date: 27.03.2026

Sd/- Authorised Officer

For J. C. Flowers Asset Reconstruction Pvt. Ltd
(Acting in its capacity as Trustee of JCF ARC Trust 2024-25/34)