

Corporate Office: Kohinoor Square, 47th Floor, N.C Kelkar Marg, R. G. Gadkari Chowk, Dadar West, Mumbai – 400028. Contact No-9773406175.

[Appendix - IV-A] [See proviso to rule 8 (6) read with 9(1) for Immovable property and proviso to rule 6 (2)]

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

1. Notice is hereby given to the public in general and in particular to the Borrower M/s Star Ginning Factory through its Proprietor Mr. Mirza Nadim Beg, Mirza Nabi Beg, Mohd. Razique Mohd Ishque and Mirza Wasim Beg Mirza Nabi Beg that the below described immovable and movable property mortgaged/charged along with movables which is hypothecated to the Secured Creditor, the Physical possession of which has been taken dated 06.08.2024 and 07.08.2024 by the Authorized Officer of Omkara Assets Reconstruction Private Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and without recourse basis on **15.05.2025** at 11.00 am (last date and time for submission of bids is **14.05.2025** by 6.00 PM), for recovery of **Rs.1,54,72,683/- (Rupees One Core Fifty-Four Lacs Seventy Two Thousand Six Hundred Eighty Three Only)** as on 26.09.2022 plus Interest and Other Expenses.

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

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 36/2021-22 Trust) has acquired entire outstanding debts lying against above said borrower/guarantors vide Assignment Agreement dated 28.09.2021 along with underlying security from The Akola Urban Co-Op Bank Ltd.

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

DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
Open plot of 26, admeasuring 101.20 Sq. Mtr i.e. 1089 Sq., Ft crave out of field Survey No. 310/1, Mouje Barshitakli-2, Tq. Barshitakli, Dist Akola. <u>Bounded as- East-</u> As per map plot No. 27, <u>West-</u> As per map plot No. 25, <u>North-</u> As per map plot No. 29, <u>South-</u> 20 Ft wide Road as per Map	Rs. 6,00,000/-	Rs. 60,000/-
Date of E- Auction	15.05.2025 at 11.00 A.M to 1.00 P.M	
Minimum Bid Increment Amount	Rs. 10,000/- (Rupees Ten Thousand only)	
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	14.05.2025 by 6:00 pm	
Date of Inspection	05.05.2025 between 01.00 pm to 04.00 pm	
Known Liabilities	Not Known	

This Publication is also a Fifteen Days' notice to the borrowers/co-borrower under Rule 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 secured creditor website i.e., <http://omkaraarc.com/auction.php>. and the contact details of authorised officer Pratiksha Patel (Contact No. 9773406175 and Rajendra Dewarde – 9324546651 and 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: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 E mail –Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A of insolvency and bankruptcy code 2016.

Sd/- Authorized Officer,

Date: 25.04.2025

Omkara Assets Reconstruction Pvt Ltd.

Place: Akola (Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)