



NARCL

National Asset Reconstruction Company Ltd

Sale notice for sale of movable and immovable properties

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rules 6 (2) and 8 (6) 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 movable property hypothecated/pledged charged and immovable property mortgaged/charged to National Asset Reconstruction Company Limited acting in its capacity as trustee of NARCL Trust - 0002/2022-23) (the “Secured Creditor”), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 06.10.2023, for recovery of **INR 1332,98,48,499/- [One Thousand Three Hundred and Thirty Two Crore, Ninety Eight Lakh Forty Eight Thousand Four Hundred and Ninety Nine Only]** as on July 31, 2023 with further interest as per documented rate from August 01, 2023, till date of realization.

The aforesaid outstanding amounts due to the Secured Creditor from SSA International Limited (“Borrower”) and Samtex Fashions Private Limited, Empire Finvest Private Limited, Gartex Overseas Private Limited, SSR Apparel Private Limited, Anil Mittal, Vinay Mittal, Naveen Mittal (“Guarantors”). Detailed description of the property, its Reserve Price and Earnest Money Deposit shall be as follows:

| Lot No: | Description of the Property | Date & Time | Reserve Price (in INR) | Earnest Money Deposit (in INR) |
|---------|---|---|---|---|
| 1. | Immovable Property Land (leasehold) admeasuring 97,750 square meters and Building therein located at Industrial Plot No. 11, Mandideep Industrial Area, Phase-II, Village-Mandideep, Tehsil-Goharganj, District-Raisen, Madhya Pradesh, PIN-462046 North: Plot No. 11-A-1. South: Plot No. 10 & Open Land. East: Open Land. West: Road. | 06.10.2023 between 02.00 p.m. to 03.00 p.m. | INR 32,83,00,000/- (Rupees Thirty Two Crore Eighty Three Lakh Only) | INR 3,28,30,000/- (Rupees Three Crore Twenty Eight Lakh Thirty Thousand Only) |
| 2. | Movable Property Entire Plant and Machineries (which includes Rice Mill No. 1, Rice Mill No. 2, Rice Bran Solvent Extraction Plant and Soya bean Solvent Extraction Plant) therein located at Industrial Plot No. 11, Mandideep Industrial Area, Phase-II, Village-Mandideep, Tehsil-Goharganj, District-Raisen, Madhya Pradesh, PIN-462046 | 06.10.2023 between 02.00 p.m. to 03.00 p.m. | INR 14,26,00,000/- (Rupees Fourteen Crore Twenty Six Lakh Only) ¹ | INR 1,42,60,000/- (Rupees One Crore Forty Two Lakh Sixty Thousand Only) |

¹ Additionally applicable GST will be payable by bidder as per extant regulations.



| Lot No: | Description of the Property | Date & Time | Reserve Price (in INR) | Earnest Money Deposit (in INR) |
|---------|---|---|--|--|
| 3. | <p>Movable & Immovable Property Land (leasehold) and Building with all Plant and Machineries (which includes Rice Mill No. 1, Rice Mill No. 2, Rice Bran Solvent Extraction Plant and Soya bean Solvent Extraction Plant) therein located at Industrial Plot No. 11, Mandideep Industrial Area, Phase-II, Village-Mandideep, Tehsil-Goharganj, District-Raisen, Madhya Pradesh, PIN-462046 admeasuring 97,750 square meters</p> <p>North: Plot No. 11-A-1. South: Plot No. 10 & Open Land. East: Open Land. West: Road.</p> <p>Reserved Price for Immovable Property is INR 32,83,00,000/- Reserved Price for Movable Property is INR 14,26,00,000/-</p> | 06.10.2023 between 02.00 p.m. to 03.00 p.m. | INR 47,09,00,000/- (Rupees Forty Seven Crore Nine Lakh Only) ² | INR 4,70,90,000/- (Rupees Four Crore Seventy Lakh Ninety Thousand Only) |

Note: First preference would be given for Lot No.3


Encumbrances known:

MPIDC (MP Industrial Development Corporation Ltd.) has raised bill towards lease rent and maintenance charges alongwith interest till FY 2023-24 for amount of INR 102.38 Lakhs.

Last date of submission of Bid: **04.10.2023** before 5.00 P.M.

For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. <https://www.narcl.co.in>. In case of any discrepancy in the present sale notice published in English and vernacular version of this notice, the contents of English notice in English will prevail.

Date: 30.08.2023
Place: Mumbai


Authorised Officer
National Asset Reconstruction Company
Limited acting in its capacity as trustee of
NARCL Trust - 0002/2022-23)



² Additionally applicable GST will be payable by bidder for movable property as per extant regulations.