

CIN: U67100MH2021GOI363511

Address: Birla Centurion, 8th Floor, Unit No. 01, 794, Pandurang Budhkar Marg, Worli,
Mumbai – 400 030 Email ID: nishithkejriwal@narcl.co.in / Ph: 022-69601108**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 (“**SARFAESI Act**”) read with proviso to Rules 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 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 14.02.2024, for recovery of **INR 1465,03,08,641/- [Rupees One Thousand Four Hundred and Sixty Five Crore Three Lakh Eight Thousand Six Hundred and Forty One Only]** as on **December 20, 2023** with further interest as per documented rate from December 21, 2023, till date of realization.

The aforesaid outstanding amounts are 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, Rita Mittal, Rahul Mittal, Vinay Mittal, Naveen Mittal (“**Guarantors**”). Detailed description of the property, its Reserve Price and Earnest Money Deposit shall be as follows:

Description of the Property	Date & Time of Auction	Reserve Price (in INR)	Earnest Money Deposit (in INR)
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.	14.02.2024 between 11.00 A.M. to 12.00 P.M.	INR 29,50,00,000/- (Rupees Twenty- Nine Crores Fifty Lakhs Only)	INR 2,95,00,000/- (Rupees Two Crore Ninety-Five Lakhs Only)

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.

Date and time of inspection: 05.02.2024 from 11.00 A.M. to 5.00 P.M.

Last date of submission of Bid: 13.02.2024 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/auctions>. 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: 29.01.2024

Place: Mumbai

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