

Encore Asset Reconstruction Company Private Limited (Encore ARC) acting in its capacity as the Trustee of EARC-BANK-012-TRUST
ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED (ENCORE ARC)
5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA

PUBLIC NOTICE FOR E-AUCTION

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to Allahabad Bank Ltd to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of **EARC -BANK- 012 -Trust** (“Secured Creditor”), which is under physical possession of Authorised Officer of the Secured Creditor, will be sold as under:-

Lot no.	S no.	Name of Account	Details of Guarantors	Outstanding Dues	Secured Asset Details	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Minimum Increment in Bidding Process (Rs)	
Lot 1	Account 1	Chetan Enterprises prop. Devinder Lakra	Mr. Praveen Singh Lakra Mr. Devinder Singh Lakra Mr. Ashok Kumar	5,69,05,221/- as on 31.08.2022 and further interest at contractual rate till recovery and other costs, charges etc.	Plot no. 499 out of Khasra no.339, admeasuring 300 sq. Yards village Dindarpur, Najafgarh, Delhi-110015 (in the name of Devyani Food Products through its proprietor Mr. Devender Singh) Bounded as follows: On the North : Others property, On the South : Main Road , On the East : Other property, On the West : Others property	Rs. 96,00,000/-	Rs. 9,60,000/-	1,00,000/-	
Lot 2					Plot no. 500 out of Khasra no.339, admeasuring 475 sq. Yards at village Dindarpur, Najafgarh, Delhi-110015 (in the name of Devyani Food Products through its Proprietor Mr.Devender Singh) Bounded as follows: On the North: Others property, On the South : Main Road, On the East : Others property, On the West : Others property	Rs. 1,52,00,000/-	Rs. 15,20,000/-	1,00,000/-	
Lot 3	Account 2	M/s Lucky Trading through proprietor Mr. Devinder Lakra	Sh. Praveen Lakra M/s Devyani Food Products	2,21,09,759/- as on 31.08.2022 and further interest at contractual rate till recovery and other costs, charges etc.	All that part & parcel of the property bearing plot no. 498, admeasuring 275 sq.yds. Out of khasra no. 339, situated in the abadi Lal Dora (1980-09) of village Dindarpur, Najafgarh, New Delhi. Bounded as follows: On the North : Others property, On the South : Main Road, On the East : Others Property, On the West : Gali 8 ft.	Rs. 88,00,000/-	Rs. 8,80,000/-	1,00,000/-	
Lot 4	Account 3	M/s. Devyani Food Products through its proprietor Mr. Devinder Singh Lakra	Sh. Praveen Lakra & Sh. Devinder Singh Lakra	1,76,00,000/-as on 10.12.2018 and further interest at contractual rate till recovery and other costs, charges etc.	All that part & parcel of the property bearing plot no. 497, admeasuring 285 sq.yds. Out of khasra no. 339, situated in the abadi Lal Dora (1980-09) of village Dindarpur, Najafgarh, New Delhi Bounded as follows: On the North : Gali, On the South : Others Plot, On the East: Others Plot, On the West : Others Plot	Rs. 1,11,00,000/-	Rs. 11,10,000/-	1,00,000/-	
Last Date of Submission of online Bid							29.09.2023 till 6 PM		
Date and Time of e-Auction							30.09.2023 between 12.00 PM to 1.00 PM		

Terms & Conditions

- a. The e-auction sale of the secured assets is on " as is where is" basis, "as is what is basis" "whatever there is basis" and "no recourse basis" for and on behalf of the secured creditor I.e. Encore Asset Reconstruction Company Private Limited acting in its capacity as trustee of EARC-BANK-012-TRUST.
- b. Bid Document containing the details of the secured assets and particulars of terms and conditions of the sale forming part of this sale notice may be collected from the office of Encore ARC at **5th Floor, Plot 137, Sector 44, Gurugram – 122 002, Haryana / downloaded at <https://sarfaesi.auctiontiger.net>** from 15.09.2023 to 29.09.2023 up to 6.00 PM on payment of Rs. 2000/- (Rupees Two Thousand Only) (non-refundable), by way of Demand Draft/Pay Order drawn in favour of “**EARC -BANK- 012 -Trust**”, payable at Gurgaon / online at aforesaid website. The interested parties can also pay the amount through RTGS/NEFT/IMPS, details of which are given in term C. The interested parties can also pay the amount through RTGS/NEFT/IMPS, details of which are given in term C.
- c. The interested bidders may inspect the secured assets on 15.09.2023 to 29.09.2023 between official working hours i.e. 10 AM to 7.00 PM with prior permission of the Authorised Officer.
- d. For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of Demand Draft/ Pay Order drawn on a scheduled Bank in favour of “**EARC -BANK - 012 -Trust**”, payable at Gurgaon or through **RTGS/NEFT** in the name of “**EARC -BANK - 012 -Trust**”, **Account No. 57500000189410, HDFC Bank**, Sector-29, Gurgaon, Haryana- 122002, **IFSC Code No. HDFC0001720** on or Before 6.00 PM on 29.09.2023. Once a Bid is submitted, the same cannot be withdrawn. Further any EMD submitted by bidder through NEFT/RTGS will be required to send the UTR/Ref. Number of the RTGS/NEFT with a copy of cancelled cheque on the following email ID soumitra.acharya@encorearc.com.
- e. The secured assets shall be sold by the Authorised officer by way of **Electronic Public Auction on 30.09.2023** in the premises of Encore ARC at **5th Floor, Plot 137, Sector 44, Gurugram – 122 002, Haryana** through e-Auction Agency **M/s. e-Procurement Technologies Ltd. (Auction Tiger)** at their website/portal i.e. <https://sarfaesi.auctiontiger.net> and also on **Auction Tiger Mobile App from 12:00 PM to 01:00 PM** with auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if bid is made before close of e-Auction.
- f. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer of Encore ARC (AO) and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- g. For details, help, procedure and online training on e-auction, prospective bidders may contact **M/s. e-Procurement Technologies Ltd.; website- sarfaesi.auctiontiger.net; Contact number :079-68136837/80; Mob. No. 99785591888, email id: support@auctiontiger.net, ramprasad@auctiontiger.net, arc@auctiontiger.net.**
- h. The bidder will be required to submit the bid above the reserve price in the manner as mentioned in Bid Document along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount as mentioned by such bidder in Bid Offer form shall be treated as final bid from the respective bidder.
- i. Please note that the interested bidder(s) can submit their bids for all the lots mentioned above. However, the bid of those single bidders shall be accepted only by Authorised Officer for participation in auction who have submitted their bid for all the lots i.e., lot 1, lot 2, lot 3 and Lot 4.
- j. The Authorised Officer reserves the right to call for inter-se bidding amongst the bidders to obtain a higher price, and/or accept or reject any/or all the bids or adjourn, postpone or cancel the auction without assigning any reasons thereof.
- k. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. **The EMD shall not bear any interest.** The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately upon declaration as highest bidder and balance 75% of the sale price within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer of Encore ARC.

- l.** The secured assets mentioned in the bid document are based on the charges/mortgages created by the Borrowers in favour of the secured creditor. Interested parties are requested to verify details of the secured assets. The interested parties are hereby informed that a SA bearing no. 480/2023 filed by a third party, namely, Om Prakash Sangwan (HUF) through its Karta, namely, Shri Om Prakash is pending before Hon'ble DRT-II, New Delhi in respect of lot no. 2 property.
- m.** The secured assets are being sold free from charges and encumbrances of the secured creditor only.
- n.** The Encore ARC or the Authorised Officer will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the secured assets.
- o.** Encore ARC is not aware of any statutory liabilities relating to the secured assets. If any such statutory liabilities are discovered at a subsequent stage, the same shall be solely dealt with by the Successful Bidder at his own costs and expenses.
- p.** This notice is also to be treated as a 15 days' notice under Rule 8(6) of the Rules, to the Borrower(s)/Guarantor(s)/ Mortgagor(s). Attention of all interested parties is also invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 regarding time available to redeem the secured assets.
- q.** The payment of all applicable Stamp duties, additional stamp duties, transfer charges, statutory dues, non-statutory dues, GSTN, assessment charges, fees owing to anybody etc. shall be the sole responsibility of the successful bidder only.
- r.** The intending bidders are advised to make their own independent enquiries regarding the other encumbrances, title of properties put to auction and claims / rights / dues affecting the property prior to submitting their bid. The Secured Assets are being sold with all the encumbrances known and / or unknown to Secured Creditor. The Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

In case the date of e-Auction is declared public holiday then the date will be automatically extended to the very next working day.

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 83840-75292/ 98993-12036 or email at soumitra.acharya@encorearc.com

Date: 14.09.2023
Place: Gurugram

Sd/-
Authorised Officer
Encore Asset Reconstruction Company Pvt. Ltd.