

**Encore Asset Reconstruction Company Private Limited (Encore ARC) acting in its capacity as the Trustee of
EARC-EOT-001- Trust
Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram – 122 002, Haryana**

PUBLIC NOTICE FOR e-AUCTION

e-Auction Sale Notice for Sale of Immovable Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & Rule 9 of Security Interest (Enforcement) Rules, 2002 (Rules).

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 India Infoline Finance to secure the outstanding dues in loan account detailed below, since assigned to Encore ARC (“Secured Creditor”) acting in its capacity as Trustee of EARC-EOT-001- Trust, which is under symbolic possession of Authorised Officer of Encore ARC, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis as under:

Name of the Borrower/ Co-Borrower/ Guarantor	Outstanding dues of the Borrower(s) towards Encore ARC (Rs.)	Description of the Secured Asset	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Minimum Increment in Bidding Process (Rs)
Mrs. Madhu Khanna (Borrower) Rajendra Khanna (Co- Borrower)	Rs. 45,29,095/- (Rupees Forty Five Lakhs Twenty Nine Thousand Ninety Five Only) as on 30.04.2021 together with future interest, charges and costs thereon	All that piece and parcel of Shop No. 13 (Carpet area 220.32 sq ft), Shop no. 16 (Carpet area 211.56 sq ft), Shop no. 17 (Carpet area 211.56 sq ft) & Shop no. 18 (Carpet area 221.40 sq ft) situated at Plot No. 7, New Motor Market, Kota, Rajasthan owned by Mr. Rajendra Khanna Boundaries for shop no. 13 North – Shop No. 14 East- 30 ft. road and shop no. 11 & 12 South – Shop No. 11 & 12 and plot no. 8 West -open space 5 foot wide Boundaries for shop no. 16,17,18 North – plot no. 6 East- shop no. 14 South – common passage West - Stairs	67,00,000/-	6,70,000/-	75,000/-
Last Date of Submission of online Bid				28.10.2023 till 6 PM	
Date and Time of e-Auction				30.10.2023 between 12.00 PM to 1.00 PM	

Terms & Conditions

- a. Bid Document containing the details of the secured asset 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 from <https://sarfaesi.auctiontiger.net>** from 12.10.2023 to 28.10.2023 till 6.00 PM on payment of Rs. 1000 /- (Rupees One Thousand Only) (non-refundable), by way of DD/PO drawn in favour of “EARC-EOT-001- Trust SAB COLLECTIONS ACCOUNT”, payable at Gurgaon. The interested parties can also pay the amount through RTGS/NEFT/IMPS, details of which are given in term c.
- b. The interested bidders may inspect the secured asset between 12.10.2023 to 28.10.2023 in working hours with prior permission of the Authorised Officer.
- c. For participating in online e-auction sale, Bid Offer form (available in Bid Document), copies of PAN Card, Board Resolution in case of Company and photo ID, address proof and other documents as detailed in Bid Document, 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-EOT-001-Trust Sab Collections A/c”, payable at Gurgaon or through RTGS/NEFT in the name of “EARC-EOT-001-Trust Sab Collections A/c”, Account No. 50200025212012, HDFC Bank, SCO-321, Sector-29, Gurgaon - 122002, IFSC Code No. HDFC0001720 on or Before 6.00 PM on 28.10.2023. Once an Online Bid is submitted, same cannot be withdrawn. Further w.r.t. any EMD submitted, the bidder will be required to send the UTR/Ref no of the RTGS/NEFT with a copy of cancelled cheque, on the following email IDs sachin.kumar@encorearc.com.

- d. The secured asset shall be sold by the Authorised officer by way of **Electronic mode** on 30.10.2023 by Encore Asset Reconstruction Company Pvt. Ltd. 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 1.00 PM with auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if valid bid is made within last 5 minutes before close of e-Auction.
- e. 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 E-Auction Agency shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc;
- f. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact number :079-68136837/80; Mob. No. 99785591888, email id: support@auctiontiger.net, ramprasad@auctiontiger.net, arc@auctiontiger.net.
- g. 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.
- h. 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.
- i. 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.
- j. This notice is also to be treated as a 15 days' notice under Rule 8(6) and 9 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.
- k. 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.
- l. 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.
- m. The 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.

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

Interested bidders may contact Authorised officer of Encore ARC at Mobile No **83840-75292/ 98731 81249** or sachin.kumar@encorearc.com for any further information / any query.

Since Encore ARC is acting in its capacity as Trustee of EARC-EOT-001- Trust only, any reference of its name in this Public Notice should be construed accordingly.

Date: 11.10.2023
Place: Gurugram

Sd/-
Authorised Officer
Encore Asset Reconstruction Company Private Limited