

ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED ("ENCORE ARC"),

having Registered office at Caddie Commercial Tower, Regus Business Centre, 5<sup>th</sup> Floor, Aerocity (Dial), New Delhi – 110037 and Corporate Office at 5<sup>th</sup> Floor, Plot No. 137, Sector – 44, Gurugram – 122002 Haryana. Tel No +91,124 - 4527200 <http://www.encorearc.com/>,

E– AUCTION CUM SALE OF PROPERTIES  
Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

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) and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured creditor, the possession of which has been taken by the Authorized Officer (AO) of Encore ARC Pvt Ltd., an Asset Reconstruction Company registered with Reserve Bank of India under the provisions of the SARFAESI ACT, 2002, has acquired from the banks/financial institutions mentioned below the financial assets and has acquired the rights of the Secured Creditor. The assets will be sold on "As is where is", As is what is", and Whatever there is basis as per the brief particulars given hereunder as per below mentioned schedule:

Sr. No.	Name of Borrower/Co-Borrower/ Guarantor	Trust Name	Immovable Secured Assets	Total Outstanding (Rs.)	Earnest Money Deposit (EMD)	Details for NEFT / RTGS	Reserve Price (Rs.)	Type of Possession	Details of Encumbrances
1)	Dayaram Store (Borrower )  Mr. Rajesh Bajjnath Gupta & Mrs. Sneha Rajesh Gupta (Co Borrower)	EARC-FPI 001 Trust-AMBIT	Shop No. 23B, on the Ground Floor (as per Index-II), adm- 13.89 Sq. Mtrs. (Built up), in the Building known as "Yamuna" & society known as "Yamuna CHSL", situated on the land bearing Plot No. 12, Sector-17, at Village- Kamothe, Tal. Panvel, Dist.- Raigad.]	Rs. 20,03,520/- as on 16.04.2023 and further interest at contractual rate till recovery and other costs, charges etc	Rs.1,35,000/-	Beneficiary Name- EARC -FPI- 001-Trust  Account Number- 50200065370098  IFSC Code- HDFC0001720	Rs. 13,50,000/-	Symbolic	Not Known

2)	(Borrower) M/s. Right Way Co-Borrower 1) Mrs. Urmila Ulhas Palav 2) Ulhas R Palav	EARC-FPI-001-TRUST-Scheme-AMBIT	Flat No.2 admeasuring 538 sq ft Built up area equivalent to 50 sq mtrs of built up area on the first floor in wing 'A' of the building known and identified as 'Sai Smruti' of Sai Smruti CHS Ltd constructed on plot bearing surv no.127(Part) and city surv no.51, 51/1, 51/2 of village Kanjur, Taluka Kurl, situate lying and being at Nardas Nagar, Tembipada Road, Bhandup West Mumbai – 400078	Rs. 90,51,476/- as on 31.03.2022 and further interest at contractual rate till recovery and other costs, charges etc	Rs. 6,50,000/-	Beneficiary Name- EARC-FPI-001-TRUST  Account Number- 50200065370098  IFSC Code- HDFC0001720	Rs. 65,00,000/-	Symbolic	Not Known
----	---	---------------------------------	---	--	----------------	--	-----------------	----------	-----------

Brief Information Regarding Auction Process

1	Auction Date	30.10.2023	5	Last Date for submission of EMD	28.10.2023
2	Place for Submission of Bids and Place of Auction	E -Auction			
3	Web-Site For Auction	<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>	6	Time of Inspection	10 a.m. – 6 p.m.
4	Contact Persons with Phone Nos.	Prakash Chaudhary - 97126 68557			From 15.10.2023 to 25.10.2023
<ul style="list-style-type: none"> <li>A bidder shall participate in the online auction by making an application in the prescribed format which is available along with the offer document on the website address mentioned herein above. Online bidding shall take place at the website and shall be subject to the terms and condition contained in the tender document. The tender document and detailed terms and conditions can be downloaded from our website i.e. . <a href="http://www.encorearc.com/">http://www.encorearc.com/</a>. Please note that sale shall be subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Bid document/Tender document. The Authorized officer reserve the right to reject any/all bids without assigning any reasons. The details related to Encumbrance, if any, with respect to the above mentioned properties are given under terms and conditions as provided in Encore ARC's website i.e. propertyforsale.com.</li> <li>All payments including EMD to be made by way of NEFT / RTGS as per details mentioned above.</li> <li>For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <a href="http://www.encorearc.com/">http://www.encorearc.com/</a>.</li> <li>Interested bidders may contact Authorized officer of Encore ARC on Mobile No.9619899386/ 8384068434/9930171113/7045728788/ 7568062107 or <a href="mailto:sagar.muley@encorearc.com">sagar.muley@encorearc.com</a> &amp; <a href="mailto:dharmendra.maurya@encorearc.com">dharmendra.maurya@encorearc.com</a> &amp; <a href="mailto:virendra.ghanwat@encorearc.com">virendra.ghanwat@encorearc.com</a> &amp; <a href="mailto:javed.khan@encorearc.com">javed.khan@encorearc.com</a> for any further information / query.</li> </ul> <p>Place: Mumbai Date: 12.10.2023</p> <p align="right">SD/- Authorised Officer Encore ARC</p>					