

Encore Asset Reconstruction Company Private Limited (Encore ARC) acting in its capacity as the Trustee of EARC-Bank -035-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) & Rule 9 (1) 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 Aditya Birla Capital Limited 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- 035-Trust** ("Secured Creditor"), which is under symbolic possession of Authorised Officer of the Secured Creditor, will be sold as under:-

Name of the Borrower/ Co-Borrower/Guarantor/ Applicant/ Mortgagor	Outstanding dues of the Borrower towards Encore ARC (Rs.)	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment in Bidding Process (Rs)
Mr. Anil Paliwal (Borrower/Mortgagor) & Mrs. Nisha Anil Paliwal (Co-Borrower)	Rs. 1,60,02,659/- (Rupees One Crore Sixty Lakhs Two Thousand Six Hundred Fifty Nine Only) as on 31.05.2025 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any,	Plot no. 5- C, situated at Shivaji Nagar, Udaipur, Tehsil – Girwa, Rajasthan - 312001, admeasuring area- 1920 Sq. ft, owned by Mr. Anil Paliwal together with the buildings and structures constructed/ to be constructed thereon, if any and all the Mortgagor/s plant and machineries, if any, attached to the earth of permanently fastened to anything attached to the earth, bounded and butted as under:- East- Road 25 feet West- Road & House of Deepak Singh Rathore North- House of Deepak Singh Rathore South- House of Heera Lal Salvi	1,48,00,000/-	14,80,000/-	1,00,000/-
Last Date of Submission of online Bid					16.02.2026 till 6 PM
Date and Time of e-Auction					17.02.2026 from 12.00 PM to 01.00 PM

Terms & Conditions

- 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 12.01.2026 to 16.02.2026 up to 6.00 PM on payment of Rs. 2,000/- (Rupees Two Thousand Only) (non-refundable), by way of Demand Draft/Pay Order drawn in favour of "**EARC-Bank-035-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 bidders may inspect the secured asset between 12.01.2026 to 16.02.2026 between official working hours i.e. 11 AM to 6.00 PM with prior permission of the Authorised Officer.

- c. 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-035-Trust** payable at Gurgaon or through **RTGS/NEFT** in the name of "EARC-EOT-001-Trust Sab Collections A/c", Account No. 50200096559225, HDFC Bank, SCO-321, Sector-29, Gurgaon - 122002, IFSC Code No. HDFC0001720 on or Before 6.00 PM on **16.02.2026**. 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
- d. The secured assets shall be sold by the Authorised officer by way of **Electronic Public Auction on 17.02.2026** 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.
- 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 service provider 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.; website- sarfaesi.auctiontiger.net; 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 30 days' notice under Rule 8 (6) & Rule 9 (1) 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.

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. 9873181249/8384075292 or email at soumitra.acharya@encorearc.com

Date: 10.01.2026
Place: Gurugram

Sd/-
Soumitra Acharya (Authorised Officer)
Encore Asset Reconstruction Company Pvt. Ltd.
Acting in its capacity as Trustee of EARC-Bank-035-TRUST