

Encore Asset Reconstruction Company Private Limited (Encore ARC) acting in its capacity as the Trustee of EARC BANK 020 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 Assets 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 Co Borrower(s) that the below described movable and immovable property mortgaged/charged to The Jalgaon Peoples Co-operative Bank Ltd. (JPCBL) 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-Bank-020-Trust, which are 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/ guarantor	Outstanding dues of the Borrower towards Encore ARC (Rs.)	Lot Wise	Description of the immovable property (Secured Assets)	Reserve Price (Rs.)	EMD (Rs.)
Borrower(s): M/s. Neelraj Constructions (Borrower)	Rs. 10,05,63,531 as on 24.01.2026 and further interest at contractual rate till recovery and other costs, charges etc.	Lot No. 1	All that piece and parcel of Basement (Residential Store Area) + Parking built up area 166.16 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under: On or towards East: Marginal Space, On or towards West: Marginal Space, On or towards North: Marginal Space, On or towards South: Marginal space	18,50,000/-	1,85,000/-
Mr. Vitthal Dagadu Kolhe (Guarantor / Mortgagor) (Since Deceased through his legal heirs)					
Mr. Sunil Laxman Nerpagar (Guarantor / Mortgagor)					
Mr. Bhusahan Vishnu Kolhe (Guarantor)					
Mr. Pankaj Suhas Khachane (Partner/ Guarantor)					
Mrs. Leena Pankaj Khachane (Partner/ Guarantor)					

Lata Dnyandeo Sarode (Guarantor)					
Mr. Bhushan Dnyandeo Sarode (Guarantor)					
		Lot no. 2	<p>All that piece and parcel of Ground Floor Commercial Shop no. 1 admeasuring 13.485 sq mtrs having its built up area 18.88 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under :</p> <p>On or towards East: Road, On or towards West: Flat, On or towards North: Shop no. 2, On or towards South: Marginal Open space</p>	17,50,000/-	1,75,000/-
		Lot no. 3	<p>All that piece and parcel of Ground Floor Commercial Shop no. 2 admeasuring 10.813 sq mtrs having its built up area 15.14 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under</p> <p>On or towards East: Road, On or towards West: Flat, On or towards North: Shop no. 3, On or towards South: Shop No.1</p>	14,00,000/-	1,40,000/-
		Lot no. 4	<p>All that piece and parcel of Ground Floor Commercial Shop no. 3 admeasuring 8.078 sq mtrs having its built up area 11.31 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under:</p>	10,50,000/-	1,05,000/-

			On or towards East: Road, On or towards West: Lift and Stair Case, On or towards North: Shop no. 4, On or towards South: Shop No.2		
		Lot no.5	<p>All that piece and parcel of Ground Floor Commercial Shop no. 4 admeasuring 11.249 sq mtrs having its built up area 15.75 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under :</p> <p>On or towards East: Road, On or towards West: Stair Case, On or towards North: Marginal Space, On or towards South: Shop No.3</p>	14,50,000/-	1,45,000/-
		Lot no .6	<p>All that piece and parcel of First Floor, Southern Side Residence Hall Adm 56.602 Sq.mtrs. having its Built Up Area 79.25 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under :</p> <p>On or towards East: Marginal Space On or towards West: Marginal Space On or towards North: Flat On or towards South: Marginal space</p>	54,00,000/-	5,40,000/-
		Lot no. 7	<p>All that piece and parcel of First Floor, West North Corner Flat Adm 36.333 Sq.mtrs. having its Built Up Area 50.87 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under:-</p>	35,00,000/-	3,50,000/-

			On or towards East: Staircase On or towards West: Marginal space On or towards North: Marginal space On or towards South: Hall		
		Lot no. 8	All that piece and parcel of First Floor, East North Corner Flat Adm 30.669 Sq.mtrs. having its Built Up Area 42.92 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under: On or towards East: Marginal space On or towards West: Staircase On or towards North: Marginal space On or towards South: Marginal space	30,00,000/-	3,00,000/-
		Lot no. 9	All that piece and parcel of Second Floor, West South Corner Flat and East South Corner Flat Adm 56.602 Sq.mtrs. having its Built Up Area 79.25 sq mtrs of plot no. 9 of Survey No. 468/1B/1 of Mehrun, within the limits of Jalgaon Municipal Corporation, Jalgaon, Taluka and Dist. Jalgaon owned by Mr. Vitthal Dagadu Kolhe, which is bounded as under: On or towards East: Marginal space On or towards West: Marginal space On or towards North:Flat On or towards South: Marginal space	52,00,000/-	5,20,000/-
		Lot no. 10	Lot no. 1 +2+3+4+5+6+7+8+9	2,46,00,000/-	24,60,000/-

Last Date of Submission of online Bid	16-02-2026
Date and Time of e-Auction	17-02-2026 & 12:00 pm to 1 pm

Terms & Conditions

- a. 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 **Connekt 401, 4th Floor, B Wing, Silver Utopia, Cardinal Gracious Road, Chakala Andheri East, Mumbai - 400099/ downloaded at <https://sarfaesi.auctiontiger.net>** from 24-01-2026 to 16-02-2026 up to 06:00 p.m. on payment of Rs.2,000/- (Rs. Two Thousand only) (non-refundable), by way of DD/PO drawn in favour of "**EARC-BANK-020-Trust**", payable at Gurgaon / online at aforesaid website.
- b. Property Inspection not available – property on symbolic possession.
- 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 **RTGS/NEFT** in the name of "**EARC-BANK-020-Trust**", account No.**57500000341828, HDFC Bank, SCO-321, Sector-29, Gurgaon - 122002, IFSC Code No. HDFC0001720, on or before 06:00 p.m. on 16-02-2026. 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 virendra.ghanwat@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 **Connekt 401, 4th Floor, B Wing, Silver Utopia, Cardinal Gracious Road, Chakala Andheri East, Mumbai – 400099** 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 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 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.; website- sarfaesi.auctiontiger.net; Contact number :079-68136837/80; Mob. No. 99785591888, email id: support@auctiontiger.net, chintan.bhatt@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 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.

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 Authorized Officer of Encore ARC Mr. Virendra Ghanwat at Mobile No.+91 – 7045728788, email id : virendra.ghanwat@encorearc.com.

Date: 24-01-2026

Place:Mumbai

Authorised Officer

Encore Asset Reconstruction Company Private Limited