

ANNEXURE-V

E-AUCTION SALE NOTICE

(Under proviso to Rule 8(6))

**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER
THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

The undersigned as Authorized Officer of Northern Arc Capital Ltd has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act. Public at large is informed that e-Auction of the charged property/ies under SARFAESI Act in the below mentioned cases for realisation of NORTHERN ARC's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Name Of Borrower(s) / Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are being Sold	Description Of The Property
1. M/S. JAI MALHAR DUDHYALAY 2(a). Mr. BHARAT DAMU HARPUDE 2(b). Mr. BHARAT DAMU HARPUDE 3(a). Mrs. ASHA BHARAT HARPUDE 3(b). Mrs. ASHA BHARAT HARPUDE	Rs. 31,02,762 and interest thereon w.e.f. as on 11th June, 2025 plus other charges	ALL PIECE AND PARCEL OF PROPERTY SITUATED AT SHOP NO. 2 & 3, ADMEASURING AREA 585 SQ.FT, I.E 54.36 SQ,MTRS, BUILT-UP ON GROUND FLOOR, IN THE BULDING KNOWN AS "CHANDRANGAN PHASE -7" BUILDING -I, CONSTRUCTED ON LAND BEARING SURVEY NO.15, HISSA NO.2/3/4B,AMBEGAON BK, TAL-HAVLEI, DIST-PUNE- 411046 WITHIN THE LOCAL LIMITS OF PUNE MUNICIPAL CORPORATION AND WITHIN THE JURISDICTION OF SUB- REGISTRAR, HAVELI, PUNE, MAHARASHTRA NORTH : PASSAGE SOUTH : PASSAGE EAST : BUILDING SPACE WEST : SHOP

DETAILS OF SALE ARE AS BELOW:-

Reserve Price	Last Date For Submission Of Bid And EMD (10% Of The Reserve Price)	Bid Increment Amount	Date And Time Of E-Auction Sale
Rs.44,75,250/- (Rupees Forty Four Lakh Seventy Five Thousand Two Hundred Fifty Only)	04th April 2026 Rs. 4,47,525/- (Rupees Four Lakh Forty Seven Thousand Five Hundred Twenty Five Only)	Rs.25,000/ -	06th April 2026 Time 11.00 am to 01.00 pm

DATE & TIME OF INSPECTION OF THE PROPERTY: 27th March 2026 11: 00 am to 5:00 pm **and upon request on call to the Authorised officer Mr. Sunil Verma 9987030148 & Mr. Rahul Sanas 7715050948.**

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through **Northern Arc Capital Limited**'s approved service provider **M/s E-Procurement Technologies Ltd Auction Tiger Ahmadabad (Contact Person :- Mr. Ram Sharma Cell no. 800002397 ,Email ramprasad@auctiontiger.net & (Contact Person – Mr. Sunil Verma Cell 9987030148 Email sunil.verma@northernarc.com, Mr. Rahul Sanas 7715050948 Email Rahul.sanas@northernarc.com and Sameer Suke Cell 91529 10835 Email Sameer.suke@northernarc.com at the web portal (<http://sarfaesi.auctiontiger.net>). E-Auction Tender Document containing online e-Auction bid form is available in websites, <http://sarfaesi.auctiontiger.net>**
2. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS in the Account No.**65252037994, Northern Arc Capital Limited : State Bank of India & IFSC Code: SBIN0009930** or by way of demand draft drawn in favour of **Northern Arc Capital Limited**, drawn on any Nationalized or Scheduled Bank.

3. Bidders shall hold a valid email ID {e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password may be conveyed through email.
4. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to **Northern Arc Capital Limited** by Date **04th April, 2026** Time 11:00 AM to 02:00PM time. Scanned copies of the original of these documents can also be submitted to the e-mail Id of **Northern Arc Capital Limited**.
5. Names of the Eligible Bidders will be identified by the **Northern Arc Capital Limited** to participate in online e-auction on the portal, <http://sarfaesi.auctiontiger.net> (Auction Tiger) will provide User ID & Password after due verification of PAN of the Eligible Bidders.
6. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
7. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against the property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by **Northern Arc Capital Limited** /Secured Creditor.
8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
9. The Sale confirmation/Sale Certificate will be issued in the name of the purchaser(s) / applicant(s) only and will not be issued in any other name(s).

Date: **21st March,2026**

Place: **Pune**

**For, Northern Arc Capital Ltd
Authorised Officer**