

**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) 5<sup>TH</sup>  
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) 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 Central Bank of India. 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 -EOT- 001 -Trust** ("Secured Creditor"), which is under Physical Possession of Authorised Officer of the Secured Creditor, will be sold as under:-

**Description of the immovable property (Secured Assets)**

Flat numbers listed below situated at All the piece and parcel of Land bearing Survey No. 122/2A, and Survey No. 122/2B, and Survey No. 122/2C, and Survey No. 208 and Survey No. 209 situated at Village –Desai, Survey No. 129/1/D/3, situated at Village –Khidkali, within the Registration District and Sub District of Thane together with existing and proposed construction, building(s) at present known as "Shreepati Residency" thereon consisting many building(s) and which consists of various shops/ office premises/ flats mortgaged by M/s Ashirwad Builders through its proprietor Mr. Santosh N Thakur.

Sr. No.	Wing	Flat No.	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) (In Rs.)
1	B2	902	21,96,396 (Rupees Twenty One Lakh Ninety Six Thousand Three Hundred and Ninety Six Only/-)	2,19,640 (Two Lakh Nineteen Thousand Six Hundred and Fourty Only/-)
2	B2	903	21,84,350 (Rupees Twenty One Lakh Eighty Four Thousand Three Hundred and Fifty Only/-)	2,18,435 (Two Lakh Eighteen Thousand Four Hundred and Thirty Five Only/-)
3	B2	1001	25,81,869 (Rupees Twenty Five Lakh Eighty One Thousand Eight Hundred and Sixty Nine Only/-)	2,58,187 (Rupees Two Lakh Fifty Eight Thousand One Hundred and Eighty Seven Only/-)
4	B2	1002	21,96,396 (Rupees Twenty One Lakh Ninety Six Thousand Three Hundred and Ninety Six Only/-)	2,19,640 (Two Lakh Nineteen Thousand Six Hundred and Fourty Only )
5	B2	1402	21,96,396 (Rupees Twenty One Lakh Ninety Six Thousand Three Hundred and Ninety Six Only/-)	2,19,640 (Two Lakh Nineteen Thousand Six Hundred and Fourty Only/- )
6	B2	1403	21,84,350 (Rupees Twenty One Lakh Eighty Four Thousand Three Hundred and Fifty Only/-)	2,18,435 (Two Lakh Eighteen Thousand Four Hundred and Thirty Five Only/-)
7	B2	1601	25,81,869 (Rupees Twenty Five Lakh	2,58,187 (Rupees Two Lakh Fifty

			Eighty One Thousand Eight Hundred and Sixty Nine Only/-)	Eight Thousand One Hundred and Eighty Seven Only/-)
8	B2	1602	21,96,396 (Rupees Twenty One Lakh Ninety Six Thousand Three Hundred and Ninety Six Only/-)	2,19,640 (Two Lakh Nineteen Thousand Six Hundred and Fourty Only )
9	C	103	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/- )
10	C	203	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/- )
11	C	303	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/- )
12	C	403	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/- )
13	C	504	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/- )
14	C	702	18,22,968 (Rupees Eighteen Lakh Twenty two Thousand Nine Hundred and Sixty Eight Only/-)	1,82,297 (One Lakh Eighty Two Thousand Two Hundred and Ninety Seven Only/-)
15	C	1203	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/- )
16	C	1303	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/- )
17	C	1501	18,22,968 (Rupees Eighteen Lakh Twenty two Thousand Nine Hundred and Sixty Eight Only/-)	1,82,297 (One Lakh Eighty Two Thousand Two Hundred and Ninety Seven Only/-)
18	C	1502	18,22,968 (Rupees Eighteen Lakh Twenty two Thousand Nine Hundred and Sixty Eight Only/-)	1,82,297 (One Lakh Eighty Two Thousand Two Hundred and Ninety Seven Only/-)

19	C	1503	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/-)
20	C	1504	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/-)
21	C	1602	18,22,968 (Rupees Eighteen Lakh Twenty two Thousand Nine Hundred and Sixty Eight Only/-)	1,82,297 (One Lakh Eighty Two Thousand Two Hundred and Ninety Seven Only/-)
22	C	1603	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/-)
23	C	1702	18,22,968 (Rupees Eighteen Lakh Twenty two Thousand Nine Hundred and Sixty Eight Only/-)	1,82,297 (One Lakh Eighty Two Thousand Two Hundred and Ninety Seven Only/-)
24	C	1703	18,71,152 (Rupees Eighteen Lakh Seventy One Thousand One Hundred and Fifty Two Only/-)	1,87,116 (Rupees One Lakh Eighty Seven Thousand One Hundred and Sixteen Only/-)
<b>Total</b>			<b>4,80,15,534</b> <b>(Rupees Four Crore Eighty Lakh Fifteen Thousand Five Hundred and Thirty Four Only/)</b>	<b>48,01,564(Fourty Eight Lakh One Thousand Five Hundred and Sixty Four Only/-)</b>

<b>Last Date of Submission of online Bid</b>	<b>27.12.2023 till 6.00 PM</b>
<b>Date and Time of e-Auction</b>	<b>28.12.2023 between 12.00 Noon to 1.00 PM</b>

### **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 **5<sup>th</sup> Floor, Plot 137, Sector 44, Gurugram - 122 002, Haryana** / **downloaded at <https://sarfaesi.auctiontiger.net>** from 10.12.2023 to 26.12.2023 up to 6.00 PM on payment of Rs. 5000/- (Rupees Five Thousand Only) (non-refundable), by way of Demand Draft/Pay Order drawn in favour of **"EARC -EOT- 001-Trust"**, payable at Gurgaon.
- b. The interested bidders may inspect the secured assets on 10.12.2023 to 26.12.2023 between official working hours i.e. 10 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 -EOT- 001 -Trust"**, payable at Gurgaon on or Before 6.00 PM on 26.12.2023. Once an Online Bid is submitted, the same cannot be withdrawn.
- d. The secured assets shall be sold by the Authorised officer by way of **Electronic Public Auction on 28.12.2023** in the premises of branch office of Encore ARC at AWFIS space solution, Cabin No. 2, 10<sup>th</sup> Floor, Parinee Crescenzo, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 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 Noon 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](https://sarfaesi.auctiontiger.net); Contact number :079-68136837/80; Mob. No. 8000023297, email id: [support@auctiontiger.net](mailto:support@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [arc@auctiontiger.net](mailto: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) 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. **9619899386** or email at [sagar.muley@encorearc.com](mailto:sagar.muley@encorearc.com) or Mr. Prakash Chaudhary 9712668557 or email at [prakash.chaudhary@encorearc.com](mailto:prakash.chaudhary@encorearc.com)

**Date: 03.12.2023**  
**Place: Mumbai**

**Sd/-**  
**Authorised Officer**  
**Encore Asset Reconstruction Company Pvt. Ltd.**