

INDIA RESURGENCE ARC PRIVATE LIMITED

3rd Floor, Unit 304, Piramal Tower, Peninsula Corporate Park, Lower Parel, Mumbai – 400013

“APPENDIX-IV-A” (SEE PROVISO TO RULE 9(1) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable property mortgaged/ charged to the **India Resurgence ARC Private Limited**, a company incorporated under the Companies Act 2013 and registered as an Asset Reconstruction Company pursuant to Section 3 of SARFAESI Act, 2002 vide registered assignment deed dated **05.11.2019**. The under signed being the Authorised Officer of India Resurgence ARC Private Limited has decided to sell the scheduled property on “AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” basis for recovery of **Rs. 2,13,44,567.01/- (Rupees Two Crore Thirteen Lakh Fourty Four Thousand Five Hundred Sixty Seven & Paise One Only)** as on 23.10.2018 together with interest and other contractual dues due to the Secured Creditor from Borrowers and Guarantors. The reserve price and earnest money to be deposited is mentioned below respectively.

Sr No	Name of Borrower, Guarantor(s) and Corporate Guarantor(s)with address/e	Reserve Price(RP) ----- EMD 10% of the Reserve Price	Recovery Amount as per Demand Notice	Date & Time of On-Site Inspection of Property	Date & Time of E Auction with unlimited extension of 5 minutes each.
1	1. Gupta and Company, 2. Ajay Kumar Gupta, 3. Prabha Devi Gupta	Rs. 2,25,00,000/- Rs. 22,50,000/-	Rs. 2,13,44,567.01/- as on 23.10.2018	24.07.2024 between 10.00 a.m to 5.00 p.m	26.07.2024 between 1.00 p.m to 2.00 p.m

Description & Owner(s)of Properties :- A. ALL PIECE AND PARCEL OF PART OF HOUSE NO. 16/103, NEW HOUSE NO. 38/103 AREA 14 FEET 9 INCH X 20 FEET TOTAL 295 SQ FTS I.E. 27.42 SQ MTRS., MAUJA RAIPUR KHAS, TATYAPARA WARD NO. 38, RAIPUR, CHHATTISGARH. BOUNDED BY - EAST - ROAD, WEST - SELLER'S LAND, NORTH - PROPERTY OF GOVIND RAO, SOUTH - PROPERTY OF SUSHIL KUMAR
B. ALL PIECE AND PARCEL OF PART OF HOUSE NO. 16/103, NEW HOUSE NO. 38/103 IN KHASRA NO. 205, PH NO. 106-A, HAVING ADMEASURING 1505 SQ FTS I.E. 13987 SQ MTRS., MAUJA RAIPUR KHAS, TATYAPARA WARD NO. 38, RAIPUR, CHHATTISGARH. BOUNDED BY - EAST - SELLER'S LAND, WEST - PROPERTY OF MOHD. AFSAL HUSSAIN, NORTH - PROPERTY OF GOVIND RAO, SOUTH - PROPERTY OF SUSHIL KUMAR
C. ALL PIECE AND PARCEL OF MUNICIPAL PART OF HOUSE NO. 30/130, 130/1 AND 131 PART OF HOUSE NO. 16/103, NEW HOUSE NO. 38/103 IN KHASRA NO. 205, PH NO. 106-A, HAVING ADMEASURING 400 SQ FTS I.E. 37.17 SQ MTRS., MAUJA RAIPUR KHAS, TATYAPARA WARD NO. 38, RAIPUR, CHHATTISGARH. BOUNDED BY - EAST - SELLER'S LAND, WEST - LAND OF HASAN AHMED, NORTH - LAND OF AJAY GUPTA, SOUTH - GALI

EMD amount shall be remitted through NEFT / RTGS / Funds Transferin favor of in favour of “**India Resurgence ARC Trust II**” payable at Mumbai. HDFC Bank Limited, Account Number- 57500000340699, IFSC Code: **HDFC0000060**.

Last date for deposit of EMD and uploading Bid documents: **25.07.2024** upto 5.00 pm at <https://www.bankauctions.in>

The balance 25% of final purchase price minus EMD Amount shall be deposited by the successful bidder, latest by the next working day by way of RTGS / NEFT in the E-Auction account of of “**India Resurgence ARC Trust II**”, as

detailed above. The balance 75% of the final purchase shall be deposited by way of RTGS / NEFT within 15 days from the date of auction in the same E-Auction account as above. The refund of EMD to the unsuccessful bidders shall be made only in the account number mentioned by such bidder in the Bid form within 5 working days.

Terms and Conditions:- **a.** E - Auction / bidding shall be only through “Online Electronic Bidding” through the website <https://www.bankauctions.in>. Bidders are advised to go through the website for detailed terms & process before taking part in the e-auction sale proceedings. **b.** The property will not be sold below the Reserve Price and accordingly the participating bidders are invited to bid more than reserve price and may enhance their offer further during auction process. **c.** EMD amount of 10% of the Reserve Price along with documents are to be deposited by way of RTGS / Demand Draft in favour of account of “**India Resurgence ARC Trust II**” payable at **Mumbai. HDFC Bank Limited, Account Number- 57500000340699, IFSC Code: HDFC0000060** on or before **25.07.2024 upto 5.00 P.M.** **d.** E- Auction will be conducted on **26.07.2024** for 60 minutes from **1.00 PM to 02:00 PM** with auto extension of 5 minutes each. After payment of the EMD amount, the intending bidders should submit a copy of the following documents / details on or before **25.07.2024 latest by 05:00 p.m.** to “**India Resurgence ARC Private Limited**” through **Mr. Shakti Srivastava contact No 9811749628 (email: Shakti.Srivastava@IndiaRF.com)**, **India Resurgence ARC Private Limited 304, 3rd Floor, Piramal Towers, Peninsula Corporate Park Lower Parel, Mumbai 400013** **e.** By hand or through email. - **i.** Photocopy of Demand Draft/RTGS DETAILS towards EMD amount. **ii.** Photocopies of KYCs such as PAN Card, ID Proof and Address Proof. However, successful bidder would have to produce these documents in original at the time of making payment of balance amount of 25% of bid amount. **iii.** Bidders Name, Contact No., Address, E-Mail Id., **iv.** Bidder's A/c. details for online refund of EMD. **f.** The intending bidders should register their names at portal <https://bankauctions.in> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s 4 Closure, Hyderabad, helpline No.: 0814200062/66 & email : info@bankauctions.in**, **Contact Person: Mr. Arijit Kumar Das : 08142000725, email : arijit@bankauctions.in** **g.** EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest. **h.** Auction would commence at Reserve Price, as mentioned above. Bidders shall enhance their offers in multiples of Rs. 1,00,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of ‘Online’ auction shall be declared as successful bidder. **i.** Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the authorized officer of the “**India Resurgence ARC Private Limited**”. **j.** The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the authorized officer of the “**India Resurgence ARC Private Limited**”. If the successful bidder fails to pay the sale price, the deposit made by him whatsoever shall be forfeited by the Authorized Officer without any notice and property shall forth with be put up for sale again. **k.** The successful bidder shall bear all expenses including statutory dues / taxes / bills etc. to Municipal Corporation / Society or any other authorities and fees payable for stamp duty, registration fee etc. for registration of the ‘Sale Certificate’. **l.** “**India Resurgence ARC Private Limited**” does not take any responsibility to procure any permission / NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water / electric dues, property tax or other charges if any. **m.** The Authorized Officer has absolute right to accept or reject any or all the offers / bids or adjourn/ cancel the sale without assigning any reason or modify any terms of sale without any prior notice. **n.** To the best of its knowledge and information, the “**India Resurgence ARC Private Limited**” is not aware of any encumbrances on the properties to be sold except of the “**Secured Creditor**”. Interested parties should make their own independent inquiries regarding the encumbrances, title of the properties to their satisfaction prior to submitting their bid. “**India Resurgence ARC Private Limited**” does not in any way guarantee or makes any representation with regard to the fitness/ title of the aforesaid properties.

For further details please contact **Shakti Srivastava (9811749628)** or the service provider **M/s 4 Closure, Hyderabad, helpline No.: 0814200062/66 & email : info@bankauctions.in**, **Contact Person: Mr. Arijit Kumar Das : 08142000725, email : arijit@bankauctions.in**



A Piramal Enterprises &
Bain Capital Credit Partnership

SPECIAL INSTRUCTION / CAUTION: Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither India Resurgence ARC Private Limited nor the Service Provider will be responsible for any lapses/ failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

The Borrower / Co-Borrowers / guarantors / mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest / cost.

Date - 10.07.2024

India Resurgence ARC Pvt Ltd
Sd/- Authorized Officer