

### [SALE NOTICE FOR AUCTION 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 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **ARKA FINCAP LIMITED** (hereinafter referred to as "Secured Creditor") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. Inventon Solutions Pvt. Limited (InventON) i.e. auctions.inventon.in by the undersigned for purchase of the immovable property, as described hereunder.

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Description of Properties	Reserve Price	Date & Time of eAuction
			EMD	
			Bid Increase Amount	
<b>Branch: New Delhi</b> <b>Borrower:</b> <b>M/s. Rojha Jeweller</b> <b>Co-borrowers:</b> <b>1. Mr. Ashish Kumar Rojha</b> <b>2. Ms. Megha Soni</b> <b>3. Mrs. Santosh Devi</b>	<b>Date: - 10/06/2024</b> <b>Rs. 1,73,74,221.85/-</b> <b>(Rupees One Crore Seventy-Three Lacs Seventy-Four Thousand Two Hundred and Twenty-One and Paise Eighty-Five only) for Loan Account 2002008651 as on 07/06/2024</b>	All that piece and parcel of the built-up Property bearing number RZ- A-103-A, Old Plot No. A-103-A, admeasuring area of 100 square yards, Khasra No. 236, Chak NO. 198, Village Bindapur, Jeewan Park, Pankha Road, Uttam Nagar, West Delhi, Delhi - 110059 and bounded on the: East: Plot No. RZ-A-102; West: Road 30 feet; North: Gali 20 feet; South: Portion of the said Plot	<b>INR 2,00,00,000/-</b> <b>(Rupees Two Crores Only)</b>  <b>INR 20,00,000/-</b> <b>(Rupees Twenty Lacs Only)</b>  <b>INR 10,000/- (Rupees Ten Thousand only)</b>	<b>1st November 2024, Time: 10.30 am to 11.30 am with unlimited extension of 5 minutes</b>

#### Terms and Conditions of E- Auction:

- 1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Arka Fincap Limited (www.arkaholdings.com) and website of our Sales & Marketing and e-Auction Service Provider, **auctions.inventon.in** for bid documents, the details of the Secured Asset put up for e-Auction and the Bid Form which will be submitted online;
- 2) All the intending purchasers/bidders are required to register their name on the Web Portal mentioned above as **auctions.inventon.in** and generate their User ID and Password free of cost of their own to participate in the e-Auction on the date and time aforesaid.
- 3) For any enquiry, information & inspection of the property, support, procedure and online training on eAuction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner **Inventon Solutions Pvt. Limited, through Tel. No.: +91 9029086321 / 9833478718 & E-mail ID: care@inventon.net or manoj.das@inventon.net** or the Authorized Officer, **shantanu.dorlikar@arkaholdings.com**. To the best of knowledge and information of the Authorized Officer, there is no encumbrance in the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of the Secured Creditor/Authorized Officer. The property is being sold with all the existing and future encumbrances unknown to Secured Creditor/Authorized Officer. The Authorized officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues;
- 4) For participating in the e-Auction, intending purchasers / bidders will have to submit the hard copy of duly filled-up bid form at the branch of Secured Creditor's office at **Arka Fincap Limited, 3rd Floor, Property No B 36, Above Joyalukkas Jewellery, Pusa Road, Metro Pillar No. 125, New Delhi, Delhi - 110005**, with the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Arka Fincap Limited' or by way of RTGS/NEFT to the account details mentioned as follows:
  - a. Account Name : Arka Fincap Limited
  - b. Bank Name : ICICI Bank Limited
  - c. Address of the Bank : CG Road, Ahmedabad
  - d. Bank Account No. : 032305006479
  - e. IFSC Code : ICIC0001367
 along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before **5 pm of 29th October 2024**.
- 5) The Property will not be sold below the Reserve Price. The Successful Purchaser/ Highest Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
- 6) The EMD of all other bidders who did not succeed in the e-Auction will be refunded by the Authorized Officer of the Secured Creditor within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest.
- 7) The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- 8) The date of Inspection of the Immovable Property is on **29th October 2024 between 12 pm to 5 pm**. At any stage of the e-Auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorized Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by way of Private Treaty;
- 9) The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
- 10) Sale is subject to the confirmation by the Authorized Officer;
- 11) The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
- 12) The Secured Creditor/Authorized Officer is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As Is Where Is Basis", "As Is What Is Basis", "Whatever is There Is Basis" and "No Recourse" condition basis.
- 13) The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to the Authorized Officer of the Secured Creditor mentioning the reason of delaying the registration;
- 14) No person other than the intending bidder/ offer or themselves, or their duly authorized representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorization Letter is required to submit along with the Bid Documents;
- 15) Special Instruction: e-Auction shall be conducted by the Service Provider, M/s. Inventon Solutions Pvt. Limited on behalf of the Secured Creditor, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Authorized Officer of the Secured Creditor nor Inventon shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Place: - Delhi  
Date: - 04/09/2024

Sd/-Authorised Officer  
ARKA FINCAP LIMITED