



# Encore Asset Reconstruction Company Private Limited (Encore ARC)

Acting in its capacity as the Trustee of EARC-Bank-033-Trust

Encore ARC Corporate Office Address: 5<sup>th</sup> Floor, Plot No. 137, Sector 44, Gurugram 122002, 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 ("**SARFAESI Act**") read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002 ("**Rules**")

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described Immovable properties mortgaged/charged to Manappuram Home Finance Ltd. to secure the outstanding dues in the loan accounts since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-033-Trust, the possession of which has been taken by the Authorised Officer of Manappuram Home Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on through e-auction on 18.06.2026 at 11:00 AM, for recovery of outstanding dues of Rs.7,15,797.16/- (Seven Lakhs Fifteen Thousand Seven Hundred Ninety Seven and Sixteen Paise Only) as on 12-05-2026 together with further interest from 13-05-2026 at contractual rate till recovery and other expenses, costs, charges etc due to the Encore ARC (Secured Creditor), from Borrowers and Co-Borrowers viz. **SUNITA RAJESH RAUT (Borrower) and RAJESH RAMKRUSHNA RAUT (Co-Borrower)**.

Encore ARC reserves right to adjust / set off the surplus if any to the above noted account out of the sale proceeds of mortgaged property/ies by exercising general lien / set off.

The description of the mortgaged immovable property, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit, and Minimum Increment Amount in Bidding Process are as under:

Item Sr. No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	SUNITA RAJESH RAUT	All that piece and parcel of the land bearing Goathan Grama Panchayat Mouza- Piparichunni, House/ Malmatta No 116/1 Total Admeasuring 1889.08 Sq.Ft. situated Piparichunni, P.O. Wahani, Tumsar Th. Tumsar District Bhandara Pin: 441915. <b>Boundaries:</b> <b>South</b> : Shri Radheshyam Raut House, <b>North</b> : Shri Shrikrishna Raut House, <b>East</b> : Road, <b>West</b> : Shri Liladhar Katar House.	Rs. 29,35,025/- (Rupees Twenty-Nine Lakhs Thirty-Five Thousand Twenty-Five Paise Only).	Rs. 2,93,502.5/- (Rupees Two Lakh Ninety-Three Thousand Five Hundred Two and Five Paise Only)	1000/- (Rupees One Thousand Only)

Date of Inspection of Secured Assets	05-06-2026 between 10:00 AM to 3:00 PM
Last Date of Submission of online Bid	Before 3.00 PM on 17-06-2026
Date & Time of e-Auction	18-06-2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: <a href="https://bankeauctions.com">https://bankeauctions.com</a>

Since Encore ARC is acting in its capacity as Trustee of EARC-Bank-033-Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>.

Interested bidders may contact Authorised officer Mr. K. Nagendran on 9176291717, Chetan-8788736305 for any further information / query.

Sd/-

K. Nagendran

Authorised Officer

Encore Asset Reconstruction Company Pvt Ltd

Date: 19.05.2026  
Place: NAGPUR