



# Encore Asset Reconstruction Company Private Limited (Encore ARC)

acting in its capacity as the Trustee of EARC-Bank-029-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-029-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 07-08-2025 at 11:00 AM, for recovery of outstanding dues of Rs. 56,11,231.89/- (Rupees Fifty Six Lakhs Eleven Thousand Two Hundred Thirty One Rupees And Eighty Nine Paise Only) as on 12-July-2025 together with further interest thereon from 13-July-2025 at contractual rate till recovery and other expenses, costs, charges etc due to the Encore ARC (Secured Creditor), from Borrowers and Co-Borrower viz. **SUSHIL ASHOK PETKAR (Borrower) & SUJATAASHOK PETKAR (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.	SUSHIL ASHOK PETKAR	Northern portion of Plot no.47, Adm 1500 sq. ft. Ward no. 73, Kh. No. 57 of Mz- Ambazari, C.S. No. 135, Tah. & Dist.- Nagpur, <b>Boundaries: South: Remaining portion of Plot No.47 North: Plot No.48 East: Plot No.80 West: 30wide Road</b>	30,00,000/- (Thirty Lakhs Rupees Only)	3,00,000/- (Three Lakhs Rupees Only)	1000/- (Rupees Thousand Only)
Date of Inspection of Secured Assets		24-07-2025 between 10:00 AM to 3:00 PM			
Last Date of Submission of online Bid		Before 3.00 PM on 06-08-2025			
Date & Time of e-Auction		07-08-2025 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>			

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-Bank-029-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. Lokesh Kumar on 9789912168, Mr. Sathya on 8778728933, Chetan Arun Awale on 8788736305 for any further information / query.

Sd/-

K. Lokesh Kumar  
Authorised Officer.

Date : 17-07-2025

Place : Nagpur

Encore Asset Reconstruction Company Pvt Ltd