



Encore Asset Reconstruction Company Private Limited (Encore ARC)

5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM – 122 002, HARYANA

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Mortgator(s) that the below described immovable property mortgaged/charged to IDFC First Bank Limited ("IDFC") 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 the Authorised Officer of the Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS"** basis on **05.08.2026** for recovery of Rs. 5,32,19,594/-outstanding as on 31.08.2025 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from **M/s.CONSUMER PRODUCTS DISTRIBUTION CENTRE (Borrower) and Mr. AJAYKUMAR BHARGAVA (Co Borrower) and Mr. VIKRANTKUMAR BHARGAVA (Co Borrower).**

The description of the property, Reserve Price (RP) for the secured asset & the Earnest Money Deposit (EMD) is as under:

Sr. no.	Description of Secured Assets	Reserve Price (Rs)
1.	i) ALL THAT R.C.C Superstructure comprising Office Block Unit No. 401(A), admeasuring about 44.196 Sq. Mtrs. (i.e. 475.72574 Sq. Ft.) with adjacent Terrace of 13.006 Sq. Mtrs. (i.e. 139.997 Sq. Mtrs.) and Office Block Unit No. 401(B), admeasuring about 59.305 Sq. Mtrs. (i.e. 638.35902 Sq. Ft.) on the FOURTH FLOOR, alongwith undivided 0.453% and 0.608% resp. share and interest in the land in the building to be known and styled "MANGALAM SHRADHA" proposed to be constructed on All that piece and parcel of land admeasuring about 6040.00 Sq. Mtrs. i.e. 65013.16 Sq. Ft. bearing City Survey No. 116, Sheet No. 236 of MAUZA : NAGPUR, bearing Municipal House No. 579, Ward No. 6, situated at on junction of Umrer Road, and Sever Road Model Mills, Ganeshpeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and entire building is bounded as under : On the North : Urban Development Bank, On the East : Mill's Administrative Build, On the West : Umrer Road, On the South : Sever Road, Owned by Ajay V Bhargava	1,16,00,000/-
	ii) ALL THAT R.C.C Superstructure comprising Office Block Unit No. 402, having built up area of 63.16 Sq. Mtrs. (i.e. 679.85424 Sq. Ft.) on the FOURTH FLOOR, alongwith 0.647% proportionate undivided share and interest in land in the building to be known and styled "MANGALAM SHRADHA" proposed to be constructed on All that piece and parcel of land admeasuring about 6040.00 Sq. Mtrs. i.e. 65013.16 Sq. Ft. bearing City Survey No. 116, Sheet No. 236 of MAUZA : NAGPUR, bearing Municipal House No. 579, Ward No. 6, situated at on junction of Umrer Road, and Sever Road Model Mills, Ganeshpeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and entire building is bounded as under : On the North : Urban Development Bank, On the East : Mill's Administrative Build, On the West : Umrer Road, On the South : Sever Road, Owned by Ajay V Bhargava	EMD (Rs) 11,60,000/-

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

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 7045728788 or email at MSME.Resolution@encorearc.com

Date: 30.06.2026

Place: Mumbai

Sd/- Authorised Officer

Encore Asset Reconstruction Company Pvt. Ltd.

Acting in its capacity as the trustee of EARC-EOT-001-TRUST