<u>**UV ASSET RECONSTRUCTION COMPANY LIMITED**</u>

Corporate Office: 1304, Chiranjiv Tower, 43,
Nehru Place, New Delhi-110019

PROCLAMATION OF SALE

WHEREAS, in exercise of the powers conferred under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "SARFAESI Act, 2002"), a **Demand Notice dated 08.05.2024** was issued to **M/s Shri Shyam Traders**, having its registered office at A-19, APMC Market-1, Phase-2, Vashi Turbhe, Navi Mumbai, Maharashtra – 400705, **and to its guarantors, namely (1) Mr. Amit Kumar Banka and (2) Ms. Priti Banka**, calling upon them to discharge the outstanding liabilities due and payable to the Secured Creditor. AND WHEREAS, despite the issuance of the aforesaid Demand Notice, the dues have not been liquidated**. As on 31.07.2026, a sum of ₹10,60,72,763 (Rupees Ten Crores Sixty Lakhs Seventy-Two Thousand Seven Hundred Sixty Three Only),** remains outstanding and payable to the Secured Creditor, together with further interest at the agreed contractual rate, compounded from 16.07.2026 until the date of full and final realization, along with applicable penal interest, costs, charges, expenses, and all other incidental amounts payable under the loan and security documents.

Further, the secured assets detailed in the attached Schedule were taken into physical possession on 17.12.2025, pursuant to Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and guarantors that the below described immovable property mortgaged/charged to the secured creditor , the physical possession of which has been taken by the Authorised officer of UV Asset Reconstruction Company Limited (UVARCL),secured creditor, will be sold on "AS ISWHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS" on **25.09.2026** for recovery of dues to UVARCL from borrowers and guarantors. The Borrower(s) and guarantor (s) may exercise their right of redemption under Section 13(8) of the SARFAESI Act, 2002 by paying the entire outstanding dues, together with all accrued interest, costs, charges and expenses, within 30 days from the date of sale notice.

Description of property/ies	**Super Built Area (Sq Ft.)**	**Reserve Price** **Earnest Money Deposit (10% of RP)**
Part 1:		
1. Flat No.B-204, Juhi Avenue, Co-operative Housing Society Limited, Plot No. 07, Sector – 50, Nerul – 40076, Registration Sub-District & District Thane, Maharashtra, admeasuring carpet area 376 sq ft. and built up area 451 sq. ft. equivalent to 42 sq. mtr. Along with one car parking slot No. B-007 at Ground Floor,B-Wing, admeasuring area 11.45 sq. mtrs.	451 sq ft	**Reserve Price -Rs. 62,50,000 (Rupees Sixty Two Lakhs Fifty Thousand Only)** **Earnest Money Deposit – Rs. ₹6,25,000. (Rupees Six Lakh Twenty five Thousand Only)**)

Last Date of Submission of Earnest Money Deposit (EMD) along with KYC documents is **25.09.2026** by 3:30 p.m. and is to be uploaded on e-auction portal at **http://baanknet.com**. Further, no interest shall be payable on the EMD under any circumstances.

Inspection of the Secured Asset shall be conducted on 10.09.2026 between 11:00 A.M. and 5:00 P.M.

Date of Auction of Property is 25.09.2026 from 04.00 p.m. to 05:00 p.m. (time).

The sale will be of the properties of the borrower/Guarantors above named and there are no known liabilities, encumbrances and claims attached to the said properties.

The present process is run under Swiss Challenge Method where UVARCL has an offer in hand, termed as "Base/ Anchor Bid" and invite bids from eligible entity(ies) on comparable terms. UVARCL invites bids from other eligible entities ("Challenger Bidders") on terms and conditions comparable to those forming the basis of the Anchor Bid.

Upon receipt and evaluation of the Challenger Bids in accordance with the prescribed eligibility criteria and terms of the process, the Anchor Bid Provider shall be provided an opportunity to **match or improve upon the highest valid Challenger Bid**.

If the Anchor Bid Provider matches or improves upon the highest valid Challenger Bid, the bid of the Anchor Bid Provider shall be declared the **winning bid**. If the Anchor Bid Provider fails to match or improve upon the highest valid Challenger Bid within the stipulated period and in the manner prescribed under the process, the highest valid Challenger Bid shall be declared the **winning bid**, subject to fulfilment of all applicable terms and conditions.

UVARCL shall have the right to determine the successful bidder in accordance with the terms of the Swiss Challenge Process and the applicable eligibility and evaluation criteria.

No persons other than the bidders themselves or their duly authorized representative shall be allowed to participate in the E-auction / inter-se bidding/ sale proceedings. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property being sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and the conditions published in sale notice and to the following conditions:

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

2. The Authorised Officer has absolute right to accept/ reject any tender/bid or adjourn/ postpone the sale without assigning any reason there for;

3. The Sale will be done by the undersigned through e-auction platform provided at the Website **http://baanknet.com**. on 25.09.2026 (4:00 PM to 5:00 PM. The intending Bidders/Purchasers are requested to register on portal (**http://baanknet.com**)using their mobile number and email-id. Further, they are requested to upload requisite KYC documents

Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit

EMD for each property.

4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through all online modes in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.

5. Interested bidder may deposit pre-bid EMD with **http://baanknet.com** before the close of e-auction. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre bid EMD amount well in advance to avoid any last-minute problem.

6. Platform for e-Auction will be provided by our e Auction service provider **http://baanknet.com**. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **http://baanknet.com**. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. **https://www.uvarcl.com**, **http://baanknet.com** and the intending participants of e- auction may download free of cost, copies of the Sale Notice, Proclamation of sale of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from BAANKNET portal.

7. The bid amount shall be equal to or higher than the Reserve Price. The above-mentioned properties shall not be sold below the Reserve Price mentioned above.During the e-auction, bidders shall be permitted to enhance their bids over and above the prevailing highest bid, subject to a **minimum incremental increase of ₹5,00,000/- (Rupees 5 lakhs Only)** or in multiples thereof. No bid below the Reserve Price shall be accepted, and any such bid shall be rejected.An unlimited extension of **10 (Ten) minutes** shall be provided if a bid is received during the last 10 (Ten) minutes of the e-auction. Bidders may submit successive higher bids during each such extended period, subject to the minimum incremental increase of **₹5,00,000/- (Rupees 5 lakhs Only)**. If no higher bid is received upon the expiry of the extended period of 10 (Ten) minutes from the last highest bid, the e-auction shall stand close.

8. Intending Bidders are advised to properly read the Sale Notice, Terms and conditions given in proclamation of Sale of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

9. In case of any difficulty or assistance is required before or during e-auction process they may contact authorised representative of our e-auction Service Provider ((**http://baanknet.com**),details of which are available on the e-auction portal.

10. After finalization of e-auction by the Authorized Officer, only successful bidder will be informed by our above-referred service provider through SMS/email (on mobile no./email address given by them /registered with the service provider).

11. The successful bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount, less EMD amount deposited through NEFT/RTGS in A/c No. 6420009300000020,: IFSC Code: PUNB0642000,collection account of UV Asset Reconstruction Company Limited,Punjab National Bank, LCB, Noida, the same day or not later than next working day and the remaining amount shall be pais within 15 days from the date of confirmation of sale, in case of failure to deposit the amounts as above within the stipulated time, the amount deposited by the successful budder will be forfeited by UVARCL and the Authorized officer shall have the liberty to conduct a fresh auction/sale of the property & defaulting bidder shall not have any claim over the forfeited amount and the property.

12. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next Woking day as stated above and/or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised officer of the Bank.

13. Payment of sale consideration by the successful bidder to UVARCL will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

14. On receipt of the entire sale consideration, the Authorized officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of Sale certificate,registration charges,all statutotry dues payable to Government/any authority, Taxes,GST and rates and outgoing both existing and future relating to properties.
15. No request for inclusion/substitution of names, other than those mentioned in the bid,in the sale certificate will be entertained.The Sale certificate will be issued only in the name of the successful bidder.

16. The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate.Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder,pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained.In case of stay of further proceedings by DRT/DRAT/High Court or any other court,the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation of cost for such postponement or cancellation.

17. The Authorised Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

18. The property is being sold on “As is where is”, As is what is” and whatever there is” basis and the intending bidders should make their own discreet independent inquiries and verify the

concerned Registrar/SRO/Revenur Records/other Statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sales Tax,Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the. Title nature, description,extent,quality,quantity ,condition,encumbrance ,lien
,charge,statutory dues,etc over the property before submitting their bids.The e-auction advertisement does not constitute and will note be deemed to constitute any commitment or any representation of the bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues other than mentioned above (if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained afyer submission of the online bid.

19. For reasons recorded, it shall be in the discretion of the 'Authorised Officer' to adjourn / discontinue/ postponed the bidding process.

20. UVARCL does not undertake any responsibility to procure any permission/license,NOC,etc. in respect of the property offered for sale or for any dues like outstanding water/service charges,transfer fees,electricity dues, dues to the Municipal Corpoartion/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income tax regarding purchase of property.Successful Bidder has to comply with provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

21. The Sale is subject to confirmation by UVARCL.

22. The Sale is subject to conditions/Rules/Provisions prescribed in the SARAFAESI Act,2002 and Rules framed there under and the conditions mentioned above. For more details if any perspective budders may contact the authorised officer.

23. The Successful bidder shall pay Rs. 15,000/- plus applicable taxes per property towards service charges to UVARCL.

24. The secured creditor shall not be responsible for any error, misstatement or omission in this Sale Notice;

25. As on date, there is no order restraining and/or court injunction UVARCL/the authorized Officer of UVARCL from selling, alienating and/or disposing of the above immovable properties/secured assets.

Dated: 21.08
.2026

Sd/-
Authorised Officer
UV Asset Reconstruction Company Limited (Secured Creditor)