ARKA FINCAP LIMITED

Registered Office: 2504, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai- 400013, Maharashtra. **Email :-** customercare@arkaholdings.com
CIN Number :- U65993MH2018PLC308329 **Contact No.:** 022 40471000 Mobile No. 9022189570

[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, CredResolution India Private Limited i.e. www.credauction.com by the undersigned for purchase of the immovable property, as described hereunder.

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Reserve Price / EMD / Bid Increase Amount	Date & Time of eAuction
Branch: Andheri **Borrower: M/s. Pragati Enterprises** **Co-borrowers:** **1.M/s. Pankaj Enterprises** **2.M/s. PL Enterprises** **3.Mr. Kirti Premji Vora** **4.Mr. Premji Lalji Vora** **5.Mr. Kiran Premji Vora** **6.Mr. Pankaj Premji Vora**	**Date: - 13/05/2024** **INR 1,59,63,281.82/- (Rupees One Crore Fifty-Nine Lacs Sixty-Three Thousand Two Hundred and Eighty-One and Eighty-Two Paise only) for Loan Account 2002000298 as on 08/05/2024**	**INR 1,40,00,000/- (Rupees One Crore Forty Lacs Only)** **INR 14,00,000/- (Rupees Fourteen Lacs Only)** **INR 50,000/- (Rupees Fifty Thousand only)**	**11th February 2026, Time: 10.30 am to 11.30 am with unlimited extension of 5 minutes**
Description of Properties : Flat No. 3, on 1st Floor, in the building known as Shridhar Apartment and in the society known as Shridhar Sahaniwas Co-operative Housing Society Limited, admeasuring 632 Square Feet carpet area, situated at Survey No. 88A, Hissa No. 3 part, Final Plot No. 20(6/B), TPS V, CTS No. 842/1 to 8, at Hanuman Road, Vile Parle East, Mumbai – 400057.			

mahauction.com 09200045671

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, **www.credauction.com** 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 www.credauction.com 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 **CredResolution India Private Limited, E-mail ID: balram@credsolv.com or amit@credsolv.com 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, 2504, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai- 400013, Maharashtra** 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	:	IGICI 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 **10th February 2026.**
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

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 **10th February 2026.**

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 **16th January 2026 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 Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Arka Fincap Limited, in full before the date of sale, auction is liable to be stopped.
10) 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;
11) Sale is subject to the confirmation by the Authorized Officer;
12) 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.
13) 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.
14) 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;
15) 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;
16) Special Instruction: e-Auction shall be conducted by the Service Provider, CredResolution India Private 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 CredResolution India Private Limited 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.
1) The Borrower/s have filed Securitisation Application No. 383/2025 before the Hon'ble Debt Recovery Tribunal – III at Mumbai, however there is no interim or restrictive order as on the date of publication of this Auction notice.

***In case of discrepancy in translation, the English version shall prevail.**

Place : Mumbai
Date : 14/01/2026

Sd/-,Authorised Officer
ARKA FINCAP LIMITED

A Kirloskar Group Company

The mark 'Kirloskar' in the status line is owned by Kirloskar Proprietary Limited and ARKA Fincap Limited is the permitted user.

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