



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of Arcil-SBPS 024-I Trust set up in respect of financial assets relating to M/S. Delite Properties Pvt. Ltd.

Arcil Office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai-400 028
Website: www.arcil.co.in; CIN: U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Arcil-SBPS 024-I Trust ("ARCIL") (pursuant to the assignment of financial asset by the Oriental Bank of Commerce, to ARCIL vide registered Assignment Agreement dated June 28, 2008), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of Rs. 349,773,050 as on Nov 19, 2020, together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower	M/S. Delite Properties Pvt Ltd. Office Address – 8, AJC Bose Road, Kolkata:700017 & Factory Address- 17/1C Manik Bose Ghat Street, Kolkata:700005
Name of the Guarantors/ Co-Borrowers/ Mortgagors	Late Parmeswar Lal Goenka (Through Legal heirs) Mr. Deoki Nandan Goenka Mr. Sudhir Goenka Mr. Ramesh Gupta Late Mr. Aloke Goenka (Through Legal Heirs) Metropolis Griha Nirman Pvt Ltd Address : Flat No 4A, 4B Radhasagar Apartment, 4th Floor, 8 Moira Street, Kolkata-700017
Outstanding amount as per SARFAESI Notice dated November 23, 2020	Rs. 349,773,050/- (Rupees Thirty Four Crore Ninety Seven Lakh Seventy three Thousand and Fifty Only) as on November 19, 2020 together with further interest thereon from November 20, 2020 till payment/ realization.
Possession	Arcil has taken Symbolic possession as per provisions of SARFAESI Act, 2002 on April 25, 2023.
Date of Inspection	Will be arranged on request
Earnest Money Deposit (EMD)	EMD Amount: Rs. 2,020,000/- (Rupees Twenty Lakh Twenty thousand only). The Earnest Money has to be deposited by way of DD or RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291
Last Date for submission of Bid & EMD	16.08.2026 before 5:00 p.m.
Reserve Price	Rs. 2,02,000,00/- (Indian Rupees Two Crore Two Lakh Only)
Bid Increment	Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple.
Date & Time of E-Auction	17.08.2026 at 12.45 PM
Link for Tender documents	www.arcil.co.in
Pending Litigations known to ARCIL	OA 199 OF 2001 pending before DRT-1, Kolkata S.A. 53 of 2021 pending before DRT-1 Kolkata
Encumbrances/Dues known to ARCIL	Employee Provident Fund (EPFO) – Not known • Workmen Dues - Not known • Employee Dues – Not known • Unsecured Financial Creditors – Not known • Claims of Operational Creditors – Not known • Income Tax Dues - Yes • Sales Tax Dues – Not known • Society Maintenance Dues of Rs. 13 Lakh (Approx) • KMC tax dues of 68 Lakh (Approx) • No Electricity Connectivity; Disconnected by CESC due to high bill pendency. • Original Title Deeds Not available with ARCIL
Description of the Secured Asset being auctioned.	1) All that piece and parcel of residential Flat being No.4A, on the 4th Floor, measuring about 2429 Sq. ft along with a car parking space situated at Radhasagar Apartment at 8, Moira Street, Kolkata- 700017. 2) All that piece and parcel of residential Flat being No.4B, on the 4th Floor, measuring about 2530 Sq. ft along with a car parking space situated at Radhasagar Apartment at 8, Moira Street, Kolkata- 700017.

Terms and Conditions:

- The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website www.arcil.co.in. Arcil is the service provider to arrange platform for e-auction.
- 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 ARCIL, www.arcil.co.in and the link mentioned herein above as well as the website of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms.
- The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ ARCIL/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Sadananda Ghosal - 8090230555, email id: sadananda.ghosal@arcil.co.in;
- All the intending purchasers/ bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For inspection of the property or more information, the prospective bidders may contact Mr. Sadananda Ghosal - 8090230555.
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
- The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the auction notice published in the newspapers have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL shall refund the "EMD" and/ or "Sale Proceeds" only without interest and the purchaser / bidder. The Purchaser/ Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc.
- The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Date : 02.07.2026
Place : Kolkata

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Limited
Trustee of "Arcil-SBPS 024-I Trust"