



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of "Arcil-Trust-2025C-008"

Arcil office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai-400 028

Branch Office: Room No. 1001, 10th Floor, Signet Tower, DN 2, Sector V, Salt Lake, Kolkata-700 091, West Bengal

Tel: 033 48226608, Website: <https://auction.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/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of "Arcil-Trust-2025C-008" Arcil Trusts (pursuant to the assignment of financial asset vide registered Assignment Agreements), 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 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 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sl. No.	Name of the Borrower / Co-Borrower/s / Guarantor/s /Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 27th August, 2021	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD) (Rs.)	Reserve Price (Rs.)	Date & Time of E-Auction
1)	Borrower: M/s Universal Graphics/ Universal Graphics Private Limited Mr. Dipankar Roy/ Mrs. Nila Roy/ Universal Solutions	12497915 & 114352251 (IDFC First Bank Limited)	Arcil-Trust-2025C-008	Rs. 7,08,38,710.29 (Indian Rupees Seven Crore Eight Lakh Thirty Eight Thousand Seven Hundred Ten Paise Twenty Nine Only), as on 21st August 2021 (Total 4 accounts: 12497915 / 14352251/12670530 /14363108) + further Interest thereon + Legal Expenses	Physical on 23rd December 2022	Will be arranged on request	Freehold Commercial Unit No. UPTCBF01 measuring super built up area of 3736 sq.ft. on the basement floor of the Upohar Town Centre	7,40,000/- (Indian Rupees Seven Lakh Forty Thousand Only)	74,00,000/- (Indian Rupees Seventy Four Lakh Only)	22nd Sept. 2026 12:00 PM.

Description of the Secured Asset being auctioned: Property owned by Mr. Dipankar Roy and Mrs. Lina Roy

Immovable property commercial unit No. UPTCBF01 measuring super built up area of 3736 sqft on the basement floor of the Upohar Town Centre.

All That piece and parcel of a commercial unit No. UPTCBF01 measuring super built up area of 3736 sqft on the basement floor of the Upohar Town Centre, being a part of Upohar Commercial section constructed on all that piece and parcel of land measuring about 1.112 acres out of the total land measuring 18.62 acres, be the same as little more or less, lying and situated at mouza Chakgaria and comprised in R.S. Plot nos 54, 63, 64, 65, 68, 73, 74, 75, 76 & 77, J.L No 26, and being municipal premises no 2052, Chakgaria under ward no 109 of the Kolkata municipal corporation within P.S Purba Jadavpur, Kolkata-700094.

Sl. No.	Name of the Borrower / Co-Borrower/s / Guarantor/s /Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 27th August, 2021	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD) (Rs.)	Reserve Price (Rs.)	Date & Time of E-Auction
2)	Borrower: M/s Universal Graphics/ Universal Graphics Private Limited Mr. Dipankar Roy/ Mrs. Nila Roy/ Universal Solutions	12670530 & 14363108 (IDFC First Bank Limited)	Arcil-Trust-2025C-008	Rs. 7,08,38,710.29 (Indian Rupees Seven Crore Eight Lakh Thirty Eight Thousand Seven Hundred Ten Paise Twenty Nine Only), as on 21st August 2021 (Total 4 accounts: 12497915 / 14352251/12670530/ 14363108 + further Interest thereon + Legal Expenses	Physical on 23rd December 2022	Will be arranged on request	Freehold Commercial Unit No. UPTCBF02 measuring super built up area of 5959 sq.ft. and 542 sq.ft. of sump and rump area totaling 6501 sq. ft on the basement floor of the Upohar Town Centre	12,90,000/- (Indian Rupees Twenty Lakh Ninety Thousand Only)	1,29,00,000/- (Indian Rupees One Crore Twenty Nine Lakh Only)	22nd Sept. 2026 3:30 PM.

Description of the Secured Asset being auctioned: Property owned by Mr. Dipankar Roy and Mrs. Lina Roy

Immovable property All That piece and parcel of a commercial unit No. UPTCBF02 measuring super built up area of 5959 sqft and 542 sqft of sump and rump area totaling 6501 sq. ft on the basement floor of the Upohar Town Centre

All That piece and parcel of a commercial unit No. UPTCBF02 measuring super built up area of 5959 sqft and 542 sqft of sump and rump area totaling 6501 sq. ft on the basement floor of the Upohar Town Centre, being a part of Upohar Commercial section constructed on all that piece and parcel of land measuring about 1.112 acres out of the total land measuring 18.62 acres, be the same as little more or less, lying and situated at mouza Chakgaria and comprised in R.S. Plot nos 54, 63, 64, 65, 68, 73, 74, 75, 76 & 77, J.L No 26, and being municipal premises no 2052, Chakgaria under ward no 109 of the Kolkata municipal corporation within P.S Purba Jadavpur, Kolkata-700094.

Pending Litigations known to ARCIL	SA 63/2022 Pending	Encumbrances/Dues known to ARCIL	Universal Graphics- Society Dues- Rs. 32,18,263/- as on 31/03/2026
Last Date for submission of Bid	Same day 2 hours before Auction;	Bid Increment amount	As mentioned in the BID document
Demand Draft to be made in name of	Arcil-Trust-2025C-008	Payable at par	
RTGS details	Account Name – Arcil-Trust-2025C-008 : A/C No - 57500001537303 : IFSC Code - HDFC0000542 : Maintained with- HDFC		
Name of Contact person & number	Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in) Koushik Dutta - 9674757441 (koushik.dutta@arcil.co.in)		

Terms and Conditions:

- The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
- The Authorised Officer ("AO")/ ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the AO 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 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 newspaper 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.
- 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 Rules and the Act.

Place : Kolkata
Date : September 01, 2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Limited