



INVENT ASSETS SECURITISATION & RECONSTRUCTION PRIVATE LIMITED

Regd Office: Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400021.

[Appendix – IV-A]

[See proviso to rule 8 r/w rule 9]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

DATE & TIME OF AUCTION 24.02.2026 AT 4:00 PM

PUBLIC AUCTION CUM SALE NOTICE (**UNDER SWISS CHALLENGE METHOD**) FOR SALE OF IMMOVABLE PROPERTIES (“SECURED ASSETS”) OF **MR. RAMESH R. GUPTA** UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002.

Notice is hereby given to the public in general and to the Borrower(s), Co-Borrower(s) and/or Mortgagor(s) in particular that the under mentioned property(s) was mortgaged to Piramal Finance Limited (Formerly known as Piramal Capital & Housing Finance Limited and Dewan Housing Finance Corporation Limited) (hereinafter referred to as “PIRAMAL”) and subsequently, the dues of the below mentioned Borrower(s), Co-Borrower(s) and/or Mortgagor(s) along with underlying security interest were assigned in favour of Invent Assets Securitisation & Reconstruction Private Limited (hereinafter referred to as “INVENT”) by PIRAMAL vide registered Assignment Agreement dated 29.12.2023. Physical possession of under mentioned property(s) had been taken by the Authorised Officer of INVENT under section 13(4) of the SARFAESI Act, 2002 and now will be sold on "As is where is", "As is what is", and "Whatever there is" and “No recourse Basis” on 24.02.2026 for the recovery of dues detailed as under.

The public auction is through Swiss Challenge Method and based on an existing offer in hand (Existing Offeror/Anchor Bidder). Parties interested to buy the properties may increase their bid by the Bid Increase Amount mentioned below than the existing offer in hand/Reserve Price. The first right to refusal to match the higher offer will be with the Anchor Bidder and in case the Anchor Bidder fails to match the higher price; the properties may be sold to such bidder who has submitted a higher offer.

The description of Borrower(s), Co-Borrower(s) and/or Mortgagor(s) with description of the immovable property(s), known encumbrances and known liabilities (if any) are as under:

Sr. / Lot No.	Loan Code / Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Description of Immovable Property(s) with known encumbrances and known liabilities, if any	Demand Notice Date and Amount	Total Outstanding Amount (19.09.2025)	Reserve Price (RP)	Property in Symbolic or Physical Possession	Date and Time of Property Inspection
					EMD (10% of RP)		
					Bid Increase Amt.		
1	Loan Code No. 24100000792, Ramesh R Gupta (Borrower), Neetu Ramesh Gupta (Co Borrower 1)	Flat No. 304 (Area 387 sq. ft), 3rd Floor, B Wing, Kavya Hill View, behind Hyper City Mall, Off Ghodbunder Rd, Anand Nagar, Thane – 400615.	Dt: 23.04.2018, Rs.1,42,73,395/-	Rs.3,04,97,667/-	Rs. 32,52,000/- Rs. 3,25,200/- Rs. 1,00,000/-	Physical	13.02.2026 Between 12.00 Noon to 4.00 PM
2	Loan Code No. 24100000792,				Rs. 37,48,000/-	Physical	13.02.2026

	Ramesh R Gupta (Borrower), Neetu Ramesh Gupta (Co Borrower 1)	Flat No. 305 (Area 446 sq. ft.), 3rd Floor, B Wing, Kavya Hill View, behind Hyper City Mall, Off Ghodbunder Rd, Anand Nagar, Thane – 400615.			Rs. 3,74,800/- Rs. 1,00,000/-		Between 12.00 Noon to 4.00 PM
Last Date & Time for submission of 29A Declaration alongwith Self Attested KYC:		24.02.2026 , upto 12.00 PM					
Last Date & Time for submission of bid:		24.02.2026 , upto 12.00 PM					
Date & Time of bid opening:		24.02.2026 , at 4.00 PM					
EMD Remittance Account Details:		Earnest Money Deposit (EMD) shall be paid either through Demand Draft/ Pay Order in favour of “Invent Assets Securitisation & Reconstruction Pvt. Ltd. Payable at Mumbai” or deposited through RTGS/NEFT fund transfer to credit Account No. 0062002900000430, Name of the Beneficiary: Invent Assets Securitisation & Reconstruction Pvt. Ltd, Name of the Bank: Punjab National Bank, IFSC Code PUNB0006200.					
Address at which the tender to be Submitted and Place of Auction:		Bakhtawar, Suite ‘B’, Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021.					
TERMS & CONDITIONS:							
<ol style="list-style-type: none"> Offers are now invited by undersigned from intending purchasers/bidders in sealed envelopes/covers for purchase of the secured asset described herein above on "as is where is basis", "as is what is basis", "Whatever there is" and "no recourse basis" under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules 2002. The General Public is invited to bid either personally or through their duly authorised agent. The properties shall be sold at the price higher than or equal to the Reserve Price only and sale is subject to the confirmation by Invent Assets Securitisation & Reconstruction Pvt. Ltd. as secured creditor. The bidder who will bid for both the aforesaid properties together will get priority over the bidder who will bid only for single property. The bidders are requested in their own interest to take inspection of the assets put up for auction. The intending bidders should make their own independent enquiries and verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property/ies and shall satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property/ies prior to submitting their bid. The property/ies is being sold with all the existing and future encumbrances whether or not known to the Bank/ARC. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law. Interested parties can inspect the property/ies on the aforementioned date between 12:00 am to 04:00 pm with prior appointment with Authorised Officer. The person deputed for inspection by the Intending purchaser should carry with him/them appropriate authorizations on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused. All Offers shall be through Tender Document containing the detailed terms & conditions which can be collected from the Authorised Officer. The intending bidders shall physically submit 29A Declaration in the prescribed format in sealed cover along with Self Attested KYC to the Authorized officer on or before the last date i.e. 24.02.2026. This submission should be made separately from all other documents. 							

10. The intending bidders shall physically submit bids in the prescribed format in sealed cover along with Earnest Money Deposit (EMD) to the Authorized officer on or before the last date i.e. 24.02.2026.
11. The interested bidders shall deposit the EMD amount through NEFT/RTGS/Transfer in the account as per details of a/c for depositing EMD/Bid amount mentioned above. Alternatively, Bidders may send a crossed Demand Draft/Pay order in favour of "Invent Assets Securitisation and Reconstruction Pvt. Ltd" payable at Mumbai. Bidders shall have to attach / enclose a proof of RTGS/NEFT fund transfer or crossed Demand Draft/Pay order along with the bid.
12. The bids without EMD amount and or/less than the reserve price shall be disqualified.
13. Highest bidder will be declared successful bidder and sale will be confirmed in his/her favour by the Secured Creditor as per the provisions of SARFAESI Act. The above is subject to exercise of "Right of First Refusal" by the bidder of Anchor Bid. The Anchor Bidder will be required to provide an acceptance of the amount offered by highest bidder.
14. In case of default in payment by the successful bidder, the amount already deposited by the bidder including EMD shall be forfeited without further notice and the property/ies shall be put to re - auction and the defaulting bidder shall have no claim/right in respect of property/amount.
15. The EMD of unsuccessful bidder will be returned within 07 working days on the closure of the auction sale proceedings. No interest shall be paid on the EMD refunded.
16. The Purchaser shall bear the applicable Stamp Duty/ additional stamp duty, charges, fees, etc. including those of Sale Certificate Registration charges, all statutory dues payable to Government, taxes and rates, outgoing both existing and future relating to the property/ies.
17. The Purchaser shall bear all dues of the borrower company including Income Tax dues, Society dues & any other dues, if any.
18. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
19. The Authorised Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh Only).
20. The bid once submitted cannot be withdrawn and the bidder has to purchase the property/ies for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
21. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the Auction Sale and be bound by them.
22. Sale shall be confirmed in favour of the successful bidder; however, confirmation of the sale shall be at the sole discretion of INVENT (the secured creditor).
23. The Successful bidder will have to deposit 25% of the total bid amount / purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 75% of the bid amount / purchase price on or before the fifteenth day of the confirmation of the sale of immovable property/ies or such extended period as may be agreed upon by the purchaser and INVENT the secured creditor, in any case not exceeding three months.
24. On compliance of the terms and condition of sale and on confirmation of the sale, the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder. 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.
25. The undersigned Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.
26. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.
27. For further details, contact Ms. Pooja Ashara (Authorised Officer)/ Mr. Ankit Shetty, Invent Assets Securitisation and Reconstruction Pvt. Ltd. (+91 8369417225/+91 9920587626), Email id: pooja.ashara@inventarc.com/ankit.shetty@inventarc.com.

Date: January 30, 2026

Place: Mumbai

Sd/-

Authorised Officer

Invent Assets Securitisation & Reconstruction Private Limited

