



UV ASSET RECONSTRUCTION COMPANY LIMITED

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

PROCLAMATION OF SALE UNDER SWISS CHALLENGE MECHANISM

1. Sale on “As is where is, As is What is, Whatever there is and Without Recourse Basis” of the Secured Assets (defined in the advertisement) under the the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act, 2002”) read with proviso to Rule 6 (2) and Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 (“Rules”).
2. The sale is under SARFAESI through “**Swiss Challenge Method**”, based on an existing offer in hand, by way of online auction, for recovery of outstanding dues of the Secured Creditors, together with further interest, charges and costs etc. In the event of no participation, the bidder of Anchor Bid shall be declared successful bidder. The bidder for Anchor Bid (“Anchor Bidder”) carries the “Right of First Refusal” post conducting the e-auction process.

Whereas under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act, 2002”) a demand notice dated 21.03.2023 was issued to **M/s Aztek Processors Pvt. Ltd.**, Registered office at: Plot No TS/2, MIDC, Phase II, Shagao, Near Manpada Road, Dombivali East, Thane – 421204, Maharashtra and its Guarantors **1. Mr. Ajit Naker 2. Mr. Aditya Naker 3. Mr. Abhishek Naker** demanding the payment of an outstanding amount. The outstanding amount due from you Rs. 8,71,37,819 (Rupees Eight Crore Seventy One lakhs Thirty Seven Thousand Eight Hundred Nineteen Only) outstanding as on **23.09.2026** with further interest, expenses and other charges thereon and expenses incurred untill realization, less any subsequent credits, if any due to UV Asset Reconstruction Company Limited, the Secured Creditor.

Further, the physical possession of secured asset was taken on 13.10.2025, pursuant to Section 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002.

Whereas the secured asset is to be sold via an e-auction process to recover the outstanding secured debt from the general public.



Description of properties	Reserve Price Earnest Money Deposit (25% of Reserve Price)
Plot No TS/2, MIDC, Phase II, Shagao, Near Manpada Road, Dombivali East, Thane – 421204, Maharashtra	Reserve Price -Rs.7,50,00,000/- (Rupees Seven Crores Fifty Lakhs Only) Earnest Money Deposit - Rs.1,87,50,000/- (Rupees One Crore Eighty Seven lakhs Fifty Thousand Only)

Last Date of Submission of Earnest Money Deposit (EMD) along with KYC documents, the Tender Form and acceptance of the Terms and conditions (Collectively referred to as the “Tender Documents”) is 04-11-2026 by 03:00 P.M and to be uploaded on e-auction portal at <https://bankeauctions.com>. Any Tender Documents received beyond last date shall be deemed invalid tender and shall accordingly be rejected. Further, no interest shall be payable on the EMD under any circumstances.

Date & Time of Inspection of the asset **between 11.00 AM to 5.00 PM on 29.10.2026.**

Date of Opening of the Bid/Offer (Auction Date) for Property is 05.11.2026 on <https://bankeauctions.com> at 04.00 p.m. to 05:00 p.m (time).

Auction/bidding shall be conducted only through “Online Electronic Bidding” via the website <https://www.bankeauctions.com> . Prospective bidders are strongly advised to go through the detailed terms and conditions available on the website prior to participating in the e-auction sale proceedings.

Notice is hereby given that, in the absence of any postponement / discontinuance of the sale, the said properties shall be sold through E-Auction Process by inviting Bids / offers from general public as scheduled in proceedings para.

The sale of the secured assets is on “As is where is Basis, As is What is Basis and Whatever there is Basis”.

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.

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 Secured Creditor has received a binding and irrevocable offer from an anchor bidder for the sale of the Scheduled Properties, aggregating to INR 7,50,00,000 (Rupees Seven Crores Fifty Lakhs only) ("Anchor Offer"), subject to the terms therein. In support of the Anchor Offer, the Anchor Bidder has deposited a non-interest-bearing, refundable, and adjustable amount of INR 1,87,50,000 (Rupees One Crore Eighty Seven Lakhs Fifty Thousand Only). Based on the Anchor Offer, UVARCL now proposes to invite bids from eligible parties ("Interested Bidders") to submit competing offers exceeding the Anchor Offer, in accordance with the Swiss Challenge mechanism as set out in the Sale Notices and this Bid Process Document.
3. Pursuant to independent valuation in accordance with the applicable Rules, the Secured Creditor has fixed the reserve price for the SARFAESI Sale Process at INR 7,50,00,000 (Rupees Seven Crores Fifty Lakhs only), being the value of the Anchor Offer ("Reserve Price"). Interested Bidders are required to submit binding, unconditional, and irrevocable offers exceeding the Reserve Price by at least the prescribed Minimum Mark-up, in accordance with this Process Document, without any dilution of the key terms of the Anchor Offer, for the sale of the Scheduled Immovable and/or Movable Properties.
4. Upon identification of the H1 Bidder through the E-Auction, the Secured Creditor shall notify the Anchor Bidder of the H1 Bid(s) for the Scheduled Movable and/or Immovable Properties. The Anchor Bidder shall have the right to match and exceed the respective H1 Bid(s) by at least the Minimum Mark-up, without altering the terms of the Anchor Offer, on the same day or within 1 (one) Business Days. If the Anchor Bidder exercises this right, it shall be declared the "Successful Bidder" for the relevant property(ies); otherwise, the respective H1 Bidder shall be deemed the "Successful Bidder." The highest bid submitted by the Successful Bidder shall constitute the "Final Sale Consideration" for the relevant property.
5. If no Bid (other than the Anchor Bid) is received until the Bid Submission Deadline for either the Scheduled Movable Properties or Scheduled Immovable Properties or both, then the Anchor Offer received for such category of Scheduled Properties shall be declared as the "Final Sale Consideration" and the Anchor Bidder shall be declared as the "Successful Bidder" in respect thereof, through the issuance of the Confirmation of Sale at the end of the auction period.
6. The declaration of the Successful Bidder and the Final Sale Consideration shall be through the issuance of the Confirmation of Sale within 1 (one) Business Day of expiry of the time provided to the Anchor Bidder to submit its revised Bid Amount.
7. The Authorised Officer has absolute right to accept/ reject any tender/bid or adjourn/postpone the sale without assigning any reason there for;
8. Interested parties may submit their bids for purchase of the said property through the website <https://www.bankeauctions.com>, Each bid must be accompanied by an Earnest Money Deposit (EMD) equivalent to 25% of the reserve price of the property, payable either by Banker's Cheque or Demand Draft favoring UVARCL XXXIV Trust, payable at New Delhi or by way of RTGS to the credit of Account No. 0901102000041797, Collection account details: UVARCL XXXIV Trust, IDBI Bank, Kalka Ji, IFSC Code: IBKL0000901, which is refundable, if the bid/tender is not successful;
9. The amount by which the bidding is to be increased shall be Rs.5,00,000/- (Rupees Five Lakhs Only) or multiple thereof while conducting the inter-se bidding if deemed necessary, which will take place at the said date and time mentioned on E-auction portal. The



undersigned has the discretion to accept or reject any offer / Tender without assigning any reason.

10. The highest bidder shall be declared to be the purchaser of property provided always that he is legally qualified to bid and provided further that the amount of bid by him in the offer is not less than the reserve price. It shall be in the discretion of the 'Authorised Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
11. For reasons recorded, it shall be in the discretion of the 'Authorised Officer' to adjourn / discontinue/ postponed the bidding process.
12. The successful bidder shall bear the charges / fees payable for conveyance etc. such as stamp duty, Registration fee, direct and indirect taxes, etc. as applicable as per law;
13. The successful bidder shall deposit the balance 75% of the sale price within 15 days of conveying the confirmation of the sale to the successful bidder by the Authorized Officer or such extended period (in any case not exceeding 1 month) as agreed upon in writing by parties and solely at the discretion of the Authorized Officer. In the event of the default in payment of the balance 75% of the sale price or any part thereof, within the prescribed period or the extended period, as the case may be, the amount deposited shall be forfeited and the secured creditor will be at liberty to sell the property/ies once again and the defaulting bidder shall forfeit all claims to the property/ies or to any sum already paid towards the purchase thereof.
14. The sale is subject to confirmation by the Secured Creditor, who shall have absolute right to cancel/ modify the sale process notwithstanding that the successful bidder has remitted 25% of the sale amount.
15. The Authorised officer will not be held responsible for any charge, lien, encumbrance, property tax, or any other dues to the Government or anybody in respect of the property under sale;
16. The Successful bidder shall pay Rs. 15,000/- plus applicable taxes per property towards service charges to UVARCL.
17. The amount of EMD would be returned to unsuccessful bidders / applicants within 15 working days from the date of opening of bids. No interest shall be payable to any applicant on EMD.
18. The secured creditor shall not be responsible for any error, misstatement or omission in this Sale Notice;
19. Date of Opening of the Bid/Offer (Auction Date) for Property is 05-11-2026 on <https://bankeauctions.com> at 4:00 PM to 5:00 PM.
20. The intending bidders should register their names at portal M/s. C1 INDIA PVT. LTD. through the link <https://bankeauctions.com/registration/signup> , and get their User ID and



password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s. C1 INDIA PVT. LTD. through the website <https://bankeauctions.com>.

21. For further details contact Authorised Officer of UVARCL between 10 a.m. to 5 p.m. or write to us on resolutionteam@uvarcl.com , uvarcl@gmail.com OR the service provider M/s. C1 INDIA PVT. LTD., Mr. Prabhakaran (Contact No. +91 7418281709), E-mail: tn@clindia.com & support@bankeauctions.com , Mobile No: +917291981124/25/26. 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.

SCHEDULE OF PROPERTIES

Description of property to be sold with the name of the owner;	Plot No TS/2, MIDC, Phase II, Shagao, Near Manpada Road, Dombivali East, Thane – 421204, Maharashtra
Details of any encumbrances, known to the Secured Creditor (UVARCL), to which the property is liable;	NIL
Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value;	NIL

Dated: 19.10.2026

Sd/-

Authorised Officer

UV Asset Reconstruction Company Limited (Secured Creditor)