

PUBLIC NOTICE FOR e-AUCTION FOR SALE OF IMMOVABLE PROPERTY

LAST DATE/TIME OF SUBMISSION OF EMD AND DOCUMENTS: 29/07/2026 UPTO 04:00 P.M.
Sale of Immovable property mortgaged to HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED (HUDCO Ltd.) through e-auction for its sanctioned loan (subject to amount disbursed) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No. 54 of 2002) read with proviso to rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorized Officer of HUDCO had taken symbolic possession of the following property pursuant to the notice issued on behalf of HUDCO under Sec.13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan account with a right to sell the same on **"AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS"** for realization of dues of HUDCO. Notice is hereby given to public in general and in particular to the borrower and guarantors that the sale will be done by the undersigned through e-auction platform provided at the website:www.bankeauctions.com as per following details:-

DESCRIPTION OF IMMOVABLE PROPERTY

Name of the Lenders & Account	Description & Owner of property	Demand Notice Date	EMD Submission Account Details	Reserve Price	Date/Time of e-Auction
		Possession Date		Earnest Money Deposit	
		Outstanding Amount (Secured Debt)		BID Increase Amount	
Lender: HUDCO Ltd, Regional Office, Paryawas Bhawan, Block-3, Jail Road, Bhopal(MP). Registered Office at : HUDCO Bhawan, Core-7A, India Habitat Centre, Lodhi Road, New Delhi - 110 003. Borrower:- 1. M/s Jabalpur Treasure Island Pvt. Ltd. (formerly known as M/s Entertainment World Jabalpur Pvt. Ltd.) 'Treasure Island' 6th Floor, 11, Tukoganj, Main Road, Indore (MP) PIN - 452 001. Guarantor : 1. M/s Entertainment World Developers India Pvt. Ltd., Vth Floor, Phonix House, 462, Senapati Bapat Marg, Lower Parel, West M u m b a i - 4 0 0 0 1 3 (Maharashtra) 2. Shri Manish Kalani, S/o Shri P.S. Kalani, 571, Suniket Appartment, Khajrana Road, Indore. (MP)	Description : Khasra No. 68/1 (ka) and 70/1, Gram Polipathar, Settlement No. 164, Patwari Halka No. 24/2, and the p r o p e r t y constructed on it, G w a r i g h a t , Polipathar, Tehsil & Distt. Jabalpur (MP), the area of which is 12975 Sqmt. which is situated in the State of MP, the boundaries of which are as under :- In East - Side Road and the Land of Sukh Sagar Valley, In West 30 m wide road, In North - Land of Shri Manmohan Singh and in South - Side Road.	As per HUDCO demand letter dated 09/03/2012 the outstanding dues are Rs. 39,67,94,000/- plus in future the Interest, Penal Interest and other charges etc. on it. Possession date 0 7 / 0 2 / 2 0 1 3 (Symbolic) Outstanding dues as on 31/05/2026 is Rs. 535.60 Crore (Rs. Five Hundred Thirty Five Crores & Sixty Lakh Only) plus in future the Interest, Penal Interest and other charges etc. on it.	Account Number : 119305001909 Account Name : Housing and Urban Development Corporation Ltd. (HUDCO Ltd.) Name of the Bank : ICICI Bank Ltd., M.P. Nagar Branch, Bhopal IFSC Code : ICIC0001193 Name of the Beneficiary : HUDCO Limited	Reserve Price : Rs. 116.12 Crore (Rupees One Hundred Sixteen Crore & Twelve Lakh Only) EMD: Rs 11.61 Crore (Rupees Eleven Crore & Sixty One Lakh Only) Bid Increase Amt. : Rs 15.00 Lakh (Rupees Fifteen Lakh Only)	Date: 30/07/2026 Time : 11:00 AM to 1:00 PM with unlimited extension of 10 minutes

TERMS & CONDITIONS: The property will be sold under Security Interest (Enforcement) Rules, 2002 and as per following conditions.

The property is being sold with encumbrances on **"AS IS WHERE IS BASIS & AS IS WHAT IS BASIS"**.
2. Auction/bid will be conducted only through online bidding process on the website www.bankeauctions.com. Bidders are advised to see the website before participating in e-auction process.
3. Details of Property can be obtained from HUDCO Regional Office, Bhopal on working days from 11:00 AM to 4:00 PM however, persons desirous visiting the property may visit the site at their own expenses.
4. Property will not be sold below Reserve Price. The bidders may increase bid amount during bidding process.
5. The EMD Amount is to be deposited on or before 29/07/2026 (4:00 P.M) through RTGS/NEFT in the Account No. mention above.
6. The interested bidder should have his valid digital signature certificate and email id. For detail information regarding digital signature bidder may contact to service provider M/s C-1 India Pvt. Ltd, Shri Mithalesh Kumar, Mobile No.+91-7080804466, Landline No. 0124-4302020/21/22/23/24, E-mail ID: mpcg@c1india.com (In case the bidder is not having digital signature
7. After paying the EMD amount the interested bidder should submit the detailed information and documents on or before 29/07/2026 (04:00 P.M.) at HUDCO Regional Office either through email or by hand: a.) deposit receipt with UTR No. regarding payment of EMD amount through RTGS/NEFT b.) copy of pan card, id proof and address proof. The successful bidder has to show the original at the time of payment of 25% of bid amount c.) Name of bidder, contact Number, address, email id d.) the bank account details of bidder for refund of EMD amount online.
8. Interested bidder has to register their name on the portal www.bankeauctions.com and get their user id & password free of cost. The prospective bidder may get training for online e-auction process from service provider M/s C-1 India Pvt. Ltd, Shri Mithalesh Kumar E-mail ID: support@bankeauctions.com, Mobile No.+91-7080804466, Landline No. 0124-4302020/21/22/23/24, E-mail ID: mpcg@c1india.com
9. EMD of unsuccessful bidders shall be refunded within two days after closure of bid. No interest shall be payable on EMD amount.
10. The bidder with highest bid amount (not less than reserve price) at the time of closure of bidding process shall be declared as successful bidder. The confirmation of sale in favour of successful bidder shall be made only after confirmation by secured creditor.
11. The successful bidder shall have to deposit 25% of successful bid (including EMD deposit) immediately after confirmation of bid and balance 75% amount within 15 days from the date of successful bidding. In case of default to deposit these amounts within the prescribed period, the entire amount/amounts deposited by the bidder will be forfeited without any prior notice and the property will again put to auction.
12. The successful bidder shall bear all the expenses, registration fees, stamp duty, taxes, govt. dues etc. on the execution of documents.
13. The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.
14. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. The Authorized Officer or HUDCO shall not be responsible for any charge, lien, encumbrances any other dues to the govt. or anyone else in respect of property e-auction. The intending bidders are advise to make their own independent enquiries regarding any encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
15. Since the sale price is more than 50 lakhs the bidder may deduct 1% of sale amount for TDS and deposit with Income Tax Department the bidder has to deposit the original challan with HUDCO in such case. This notice is also to be treated as 30 days Statutory Sale Notice to borrower and Guarantor (L/Rs) under Rule 8(6) the Security Interest (Enforcement) Rules, 2002.

Note:-It will be in the interest of bidders not to bid in the last movement because neither HUDCO nor service provider shall be responsible for any failure due to power cut internet connectivity etc..The bidder are requested to make the proper backup arrangement for these eventualities to successfully participate in bidding process.