



Reliance Asset Reconstruction Company Ltd.
11th Floor, North Side, R-Tech Park, Western Express Highway,
Goregaon (East), Mumbai- 400063.

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of “RARC 026 Trust” is an assignee and a secured creditor of below mentioned borrowers by virtue of Assignment Agreement dated 30.12.2016 executed with Reliance Capital Limited.

The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of “online e-auction” for recovery of dues. The properties shall be sold strictly on “AS IS WHERE IS”, “AS IS WHAT IS” and “NO RECOURSE” basis apart from other terms mentioned below.

Name of Borrower/guarantors	Outstanding dues as on 20.06.2025	Date of Symbolic Possession
1. Mr. Dilip Ambadas Shinde (now deceased) Represented through his heirs and legal representative 1(a) Mrs. Swati Dilip Shinde 1(b) Ms. Neha Dilip Shinde 1(c) Ms. Dipti Dilip Shinde All are residing at H. No. 3, Mahalaxmi Road, Sitabai Bungalow, Near Lal Chowk, Sinnar, Nashik 422 103 And / or C/o. Hotel Sahu & Sai Sahu, 55, National Highway, Deshmukh Nagar, Sinnar Rural, Sinnar, Nashik- Shirdi Road, Nashik-422 103 2. Mrs. Swati Dilip Shinde Residing At: - H. No. 3, Mahalaxmi Road, Sitabai Bungalow, Near Lal Chowk, Sinnar, Nashik 422 103 And / or Gate No. 24 (1159), 17/2, Plot No. 2 (A4), Sinnar, Shiwar, Hotel Shahu and Sai Shahu, Nashik – Pune Highway, Nashik 422 103	Rs. 27,62,56,671.86/- (Rupees Twenty Seven Crore Sixty Two Lakh Fifty Six Thousand Six Hundred Seventy One and Paise Eighty Six only) with future interest as per Award dated 05.12.2015 and 19.08.2016 at monthly rest thereon till the date of realization for Loan Account No. RLLPNAS000272207 & RLLPNAS000270595	25.04.2025
DESCRIPTION OF THE MOVABLES AND IMOVABLES MPROPERTY	RESERVE PRICE	EMD AMOUNT
Property along with the structure standing thereon lying, being and situated on all that piece and parcel of property bearing N.A. Plot at Survey No. 924(1159), Hissa No. 17/1 Plot area admeasuring at about 00-H-22R i.e. 2200` sq. mtrs, and Hissa No. 17/2, Plot area admeasuring at about 00-H-14R i.e. 1400 sq. mtrs Total Plot area admeasuring at about 00-H-36R i.e. 3600 sq. mtrs with existing Hotel Premises standing thereon consisting restaurant, permit room, store, laundry, kitchen area 182.54 sq. mtrs and new hotel building namely Hotel Sai Shahu consisting office, conference, hall, store, locker room, toilet on ground floor total admeasuring at about 364.61 sq. mtrs, 12 rooms and store consisting 1st floor admeasuring at about 383.62 sq. mtrs i.e. total existing +new construction area of hotel premises 1314.39 sq. mtrs within the local limit of Sinnar, District Nashik & Registration Office at Sinnar (with future constructions) and Plot bounded as:- East- Towards Nashik Pune Highway West- S.No. 124, Hissa No. 14 P North- S.No. 124, Hissa No. 14 P South- S. No. 925	Rs. 9,50,00,000/- (Rupees Nine Crore Fifty Lakhs Only)	Rs. 95,00,000/- (Rupees Ninety- Five Only)
<u>Details Of Auction Events: -</u> Inspection of Property : 18.07.2025 from 11.00 A.M. to 02.00 P.M. Last date for bid submission : 30.07.2025 till 5.00 PM Date of e-auction : 31.07.2025 between 2:00 P.M. to 3:00 P.M. (with extension of 5 minutes each)		

TERMS AND CONDITIONS OF E-AUCTION SALE

- The property shall not be sold below the reserve price and sale is subject to the confirmation by M/s. Reliance Asset Reconstruction Company Limited (RARC) as secured creditor. The properties shall be sold strictly on “AS IS WHERE IS”, “AS IS WHAT IS” and “NO RECOURSE”.
- E-auction will be held through RARC's approved service provider **M/s ARCA EMART PRIVATE LIMITED** at website: <https://www.Auctionbazaar.com> (web portal of ARCA EMART PRIVATE LIMITED). E-auction tender

- documents containing online e-auction bid form along with General Terms and Conditions of online e-auction sale are available in websites: www.rarcl.com and <https://www.Auctionbazaar.com> intending bidders may download relevant documents.
3. The intending bidders are required to have a valid email id as the participation ID and password by e-auction agency shall be communicated at their e-mail id only.
 4. Intending bidders have to submit their BID in the prescribed format with EMD remittance details along with **self-attested KYC documents** (PAN, AADHAR card etc.) and the same shall be submitted to Authorized Officer of Reliance Asset Reconstruction Company Limited (RARC) at 11th floor, North Side, R Tech Park, Western Express Highway, Goregaon (East), Mumbai- 400063 and by email to jayesh.more@relianceada.com and akshaay.rao@relianceada.com after which the participation ID and password shall be communicated at their email only. Last date of submission of Bid Form is on **30.07.2025**. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD and Bid below the reserve price shall be rejected summarily.
 5. Bidder has to mandatorily give undertaking under Section 29A of Indian Bankruptcy Code, 2016.
 6. Neither RARC nor the service provider will be responsible for any lapses/failure on the part of the bidder on account of network disruptions. Toward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-ups etc.
 7. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No: 040211010000004, Name of the Bank: Union Bank of India, Branch: Mumbai, Name of the Beneficiary: "Reliance Asset Reconstruction Company Limited", IFSC Code: UBIN0590070**. Please note that the Cheques/Demand Draft shall not be accepted towards EMD.
 8. The balance sale consideration amount will be remitted in **Current Account No**
 9. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of **Rs.5,00,000/- (Rupees Five Lakhs Only)**. In case sole bidder, bidder has to compulsory improve his bid minimum by one incremental.
 10. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder shall deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder.
 11. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However, extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of Authorized Officer.
 12. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
 13. The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc.
 14. The undersigned Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.
 15. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid.
 16. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.
 17. For further details, contact **Mr. Jayesh S. More, Associate Vice President -Resolution, Mobile No-8422905545** and **Mr. Akshaay Rao, Senior Vice President-Legal, Mobile No.9136763354** of Reliance Asset Reconstruction Company Ltd. at above mentioned address.
 18. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-auction will be entertained.

**THIS NOTICE WILL ALSO SERVE AS STATUTORY 30 DAYS NOTICE TO THE
BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.**

Date: 28-06-2025
Place: Nashik

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,