



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
1. Mrs. Neha Shah (W/o. Tejas Narendra Joshi) Flat No.30 & 31, 5 th Floor, Anamaya Apartment, 305, Sonmar Peth, Near 15 th August Chowk, Pune - 411011.
2. Mr. Tejas Narendra Joshi Flat No.30 & 31, 5 th Floor, Anamaya Apartment, 305, Somwar Peth, Near 15 th August Chowk, Pune-411011.
3. Mr. Narendra Anant Joshi Flat No.30 & 31, 5 th Floor, Anamaya Apartment, 305, Somwar Peth, Near 15 th August Chowk, Pune-411011.
4. Mrs. Lalita Narendra Joshi Flat No.30 & 31, 5 th Floor, Anamaya Apartment, 305, Somwar Peth, Near 15 th August Chowk, Pune-411011.
Total Outstanding dues are Rs. 1,57,81,400.91/- (Rupees One Crore Fifty Seven Lakhs Eighty One Thousand Four Hundred and Paise Ninety One Only) for Loan Account Numbers 1) RLLPPUN000277931 2) RLLPPUN000278142 as on 15.11.2024 with future interest thereon till the date of realization.
This property is in physical possession of Reliance ARC Ltd
DESCRIPTION OF THE IMOVABLES PROPERTIES A). All that piece and parcel of one Flat having No. 30 consisting of internal passage and having total built up area of 515 sq.fts. built up i.e.47.844 sq.mtrs. Built up with adjacent open terrace on 5 th floor in the building named as “Anamaya” situated at “Anamaya” Co.op. Hsg. Soc. Ltd.”, constructed upon land being CTS. No. 305/1A, 305/1B, 305/2, 305/5, situated at village Somwar Peth, Tal. Haveli, Dist. Pune. (Owned and mortgaged by Mr. Narendra Anant Joshi). The said flat is bounded as follows. On or towards East: Terrace open to sky and passage, On or towards South: Flat No. 31, On or towards West: P.M.C. Lane, On or towards North: Flat No. 29 B). All that piece and parcel of one Flat having No. 31 consisting of internal passage and having total built up area of 600 sq.fts. built up i.e.55.741 sq.mtrs. Built up with adjacent open terrace on 5 th floor in the building named as “Anamaya” situated at “Anamaya” Co.op. Hsg. Soc. Ltd.”, constructed upon land being CTS. No. 305/1A, 305/1B, 305/2, 305/5, situated at village Somwar Peth, Tal. Haveli, Dist. Pune. (Owned and mortgaged by Mrs. Lalita Narendra Joshi). The said flat is bounded as follows. On or towards East: Open Space, On or towards South: Open Space & CTS no. 305 Somwar Peth, On or towards West: P.M.C. Lane, On or towards North: Flat No. 30 (Flat no.30 is amalgamated with adjacent Flat no.31 and used as a single unit)
i) Reserve Price is Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) ii) EMD amount is Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)
Details Of Auction Events: - Inspection of Property : 25.04. 2025 11.00 A.M. to 2.00 P.M. Last date for bid submission : 06.05.2025 Date of e-auction : 07.05.2025 between 1:00 P.M. to 2:00 P.M. (with extension of 5 minutes each)

Litigation Details: SA No. 19/2024 filed by borrower before DRT, Pune.

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.
- 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.
- 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 Pravin.Angarakhe@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 **06.05.2025**. 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. Certificate of Sale will be issued in favour of successful bidder / bidders only and we will not entertain add and replacement of new bidder / bidders.

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. **00600310040511** Name of the Bank: **HDFC Bank**. Branch: **Fort, Mumbai** Name of the Beneficiary: **RARC 026 Trust**, IFSC Code: **HDFC0000060**. **Demand Draft will also be accepted towards EMD.**
8. 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. 50,000/- (Rupees Fifty Thousand Only)**. In case sole bidder, bidder has to compulsory improve his bid minimum by one incremental.
9. 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.
10. 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.
11. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
12. 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.
13. 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.
14. 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.
15. 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.
16. For further details, contact **Mr. Pravin Angarakhe, Associate Vice President-Legal, Mobile No- 9136957679 or Mr. Akshaay Rao, Senior Vice President-Legal, Mobile No.9136763354** of Reliance Asset Reconstruction Company Ltd. at above mentioned address.
17. 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 15 DAYS NOTICE TO THE BORROWER/GUARANTORS/MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Place: Pune
Date: 22.04.2025

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,