

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of “**RARC 058 (KJSB SME) Trust,**” is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 28.03.2019 executed with The Kalyan Janata Sahakari Bank Ltd.

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**”, “**WHATEVER THERE IS**” and “**NO RECOURSE**” basis apart from other terms mentioned below.

Name of Borrower/guarantors	Outstanding dues	Date of Possession
<b>1.M/s Nirman Relators &amp; Developers Limited (Borrower)</b> <b>At,</b> 14, Nyay Sagar, Old Nagardas Road, Near Chinoy College, Andheri (E), Mumbai-69 <b>Also at</b> 501/502, Peninsula Heights, C.D. Barfiwala (Juhu Galli), Andheri (W) Mumbai-400 058  <b>2.Mr Ajit Shriram Marathe (Director &amp; Guarantor)</b> <b>At,</b> Flat No. 205, B Wing, Versova Sandeep Sarovar CHS, MHADA layout, Near 4 Bungalow, Andheri (W), Mumbai-400 058  <b>3.Mr Rajendra Madhukar Sawant (Director &amp; Guarantor)</b> <b>At,</b> Flat No.32, 3rd Floor, Juhu Ashish CHS Ltd, JVPD Scheme, Vile Parle (W), Mumbai-400 049  <b>4.Mrs Sujata Ajit Marathe (Guarantor)</b> <b>At,</b> Flat No. 205, B Wing, Versova Sandeep Sarovar CHS, MHADA layout, Near 4 Bungalow, Andheri (W), Mumbai-400 058  <b>5.Mrs Rachna Rajendra Sawant (Guarantor)</b> <b>At,</b> Flat No.32, 3rd Floor, Juhu Ashish CHS Ltd, JVPD Scheme, Vile Parle (W), Mumbai-400 049	<b>Rs.4,73,68,302.06/-</b> <b>(Rupees Four Crore Seventy-Three Lakhs Sixty-Eight Thousand Three Hundred Two and paisa Six Only) as on 31.07.2018 as per Demand Notice dt. 03.08.2018 with future interest thereon till the date of entire payment.</b>	<b>01.02.2023</b>
DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
<b>Property I</b> Shop No.5, Adm about 382.87 sq.ft.(carpet) on ground floor, “SanskrutiNirman”, situated at land bearing S.No.11, Hissa No.4, CTS No.273 & 273 (1-8), S.No.20. CTS No.276 & 276 (1-12), S.No.20, Hissa No.7, CTS No.275 & 275 (1-8), lying and being at village Mogra, Natwar Nagar Rd No.1, Jogeshwari-East, Mum- 60 Taluka- Andheri, District-Mumbai Suburban within the limit of Municipal Corporation of Greater Mumbai, Registration District – Mumbai, Registration Sub-District Borivali <b>Property Owned by M/s Nirman Realtors Developers Pvt Ltd</b>	<b>Rs.60,00,000/- (Rupees Sixty Lakhs only)</b>	<b>Rs.6,00,000/- (Rupees Six Lakh only)</b>
<b>Details Of Auction Events: -</b> <b>Inspection of Property : 10.08.2023 from 11.00 A.M. to 01.00 P.M.</b> <b>Last date for bid submission : 17.08.2023 till 5.00 PM</b> <b>Date of e-auction : 18.08.2023 between 2:00 P.M. to 3:00 P.M. (with extension of 5 minutes each)</b>		

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 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. C1 India Pvt. Ltd. at website: <https://www.bankeauctions.com> (web portal of M/s. **C1 India Pvt. Ltd**). 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](http://www.rarcl.com) and <https://www.bankeauctions.com> **intending bidders may download relevant documents or may get in touch with the service provider at their contact number or address mentioned below.** The contacts of M/s. C1 India Pvt. Ltd. **Contact Person: Mr. Vinod Chauhan Mo.: +91 9813887931 and 7291981125/26 Email: [delhi@c1india.com](mailto:delhi@c1india.com) and [support@bankeauctions.com](mailto:support@bankeauctions.com)**
- 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. All the bidders are required to comply with undertaking under section 29(A) of IBC.
  5. 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, Off WE Highway Goregaon (East), Mumbai-400063 and by email to [jayesh.more@relianceada.com](mailto:jayesh.more@relianceada.com) and [vinod.pawaskar@relianceada.com](mailto:vinod.pawaskar@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 **17.08.2023 up to 5 PM**. 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.
  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 019011100000167, Name of the Bank: The Kalyan Janata Sahakari Bank Ltd, Branch: Dadar, Mumbai, Name of the Beneficiary: RARC 058 (KJSB SME) Trust, IFSC Code: KJSB00000019**. Please note that the Cheque/Demand Draft shall not 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.1,00,000 /- (Rupees One Lakhs Only)**. In case sole bidder, bidder has to 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. As per records available, the undersigned have no information about any encumbrance on the properties as on the date of this notice.
  13. There are Society dues of approximately Rs.1,58,000/- as on March 2023 and property TAX of Rs.2,56,000/- as on March 2022, which shall be paid by purchaser only along with further dues/interest/charges etc.
  14. 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.
  15. 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.
  16. 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.
  17. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees and applicable TDS on sale of property shall be borne by the purchaser only.
  18. For further details, contact **Mr. Jayesh More, Associate Vice President –Resolution, Mobile No- 8422905545 or Mr. Vinod Pawaskar, Head-Legal, Mobile No-8080722836** Reliance Asset Reconstruction Company Ltd. at above mentioned address.
  19. 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: Mumbai**  
**Date: 27.07.2023**

**Authorized Officer**  
**For Reliance Asset Reconstruction Co. Ltd.,**