

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd (RARC), a Trustee of “RARC 049 (Kalyan Janata SME) Trust,” is an assignee and a secured creditor of below mentioned borrower by virtue of Assignment Agreement dated 04.05.2018 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” and “NO RECOURSE” basis apart from other terms mentioned below.

Name of Borrower/guarantors	Outstanding dues	Date of Possession
<b>1. M/s. Parmeshwari Enterprises</b> Through its proprietor Mr. Vinod Kanhaiyalal Nihlani <b>At:</b> Shop No. 1, Regency Garden Bldg, Near Sapna Garden Near Rattandeept Apt, Ulhasnagar- 421 003 <b>Also At:</b> Flat no.202, second floor, Manasa Palace, Near Sapana Garden, behind Raju Co-op Hsg Society, Ulhasnagar- 421 003  <b>2. Mr. Narsu Kodumal Nihalani</b> <b>At:</b> A-10, Bhagat Kanvaram Society, Section – 24, Ulhasnagar – 421 003 <b>Also At:</b> Flat no. 14, Jeevan Chhaya Complex, behind Dena Bank, Ulhasnagar– 421 002  <b>3. Mrs. Harsha Vinod Nihalani</b> <b>At:</b> Flat no.202, second floor, Manasa Palace, Near Sapana Garden, behind Raju Co-op Hsg Society, Ulhasnagar- 421 003 <b>Also At:</b> B-19, Shiv-Darshan Co-op. Hsg. Society, O.T. Section, District-Thane, Ulhasnagar 421003 <b>4. Mr. Kanhaiyalal Kodumal Nihalani</b> <b>At:</b> Flat no. 14, Jeevan Chhaya Complex, behind Dena Bank, Ulhasnagar – 421 002 <b>Also At:</b> Shop no. 1026, near Dena Bank, Furniture Bazar, Ulhasnagar - 421 002 <b>Also At:</b> Flat No. C-37, 3rd Floor, Kirapi CHS Ltd. O. T. Section, Ulhasnagar-421003  <b>5. Mr. Dilip Bhikachand Makhija</b> A-2, 501 Mohanjyot Coop Hsg Society, Shiv Mandir Road, Ambernath – East, Mumbai – 421 501	<b>Rs.6,01,05,604.4/-</b> Outstanding as on Dt. 31.07.2023 with future interest thereon till the date of entire payment.	<b>27.10.2022</b>
DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
All that piece and parcel of Residential Flat No.202, Built up area admn. about 1011 sq. fts., on Second Floor, 'Manasa Palace", situated and constructed on Plot No. 14/24 & 14/26, U. No. 76 (part), Sheet No.48, Behind Raju Co-op. Housing Society, Ulhasnagar-421003, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, Thane, Mumbai	Rs.30,00,000/- (Rupees Thirty Lakh Only)	Rs.3,00,000 /-(Rupees Three Lakh Only )
<b>Details Of Auction Events: -</b> <b>Inspection of Property</b> : 13.09.2023 from 11.00 A.M. to 1.00 P.M. <b>Last date for bid submission</b> : 20.09.2023 <b>Date of e-auction</b> : 21.09.2023 between 03:00 P.M. to 4:00 P.M. (with extension of 5 minutes each)		

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The property shall not be sold below the reserve price and sale is subject to the confirmation by RARC as secured creditor. The properties shall be sold strictly on “AS IS WHERE IS” and “AS IS WHAT IS BASIS.
2. 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](http://www.rarcl.com) and <https://www.Auctionbazaar.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 ARCA EMART PRIVATE LIMITED. Contact Person: Mr.Shivaramakrishna Mo.:8370969696 and Mallesh Mo. 9581498999 and 9603726999 Email: [shiva@auctionbazaar.com](mailto:shiva@auctionbazaar.com) and [mallesh@auctionbazaar.com](mailto:mallesh@auctionbazaar.com)

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, 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 **20.09.2023**. 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. 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.
6. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No. 019011100000144 Name of the Bank: The Kalyan Janata Sahakari Bank Ltd. Branch: Dadar (East), Name of the Beneficiary: RARC 049 (Kalyan Janata SME) Trust, IFSC Code: KJSB0000019**. Please note that the Cheques/Demand Draft shall not be accepted towards EMD.
7. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders must improve their further bid amount **in multiple of Rs.50,000/- (Rupees Fifty Thousand Only)**. In case sole bidder, bidder has to improve his bid minimum by one incremental.
8. 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 7 days from declaration of successful bidder.
9. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall be 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.
10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
11. As per records available, the undersigned have no information about any encumbrance on the properties as on the date of this notice.
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 and applicable TDS on sale of property shall be borne by the purchaser only.
16. For further details, contact **Mr. Jayesh More, Chief Manager –Resolution, Mobile No- 8422905545** or **Mr. Vinod Pawaskar, Head-Legal, Mobile No-8080722836** 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: Mumbai  
Date: 04.09.2023

Authorized Officer  
For Reliance Asset Reconstruction Co. Ltd.,