



Reliance Asset Reconstruction Company Ltd.
Corporate Office: 11th Floor, North Side, R-Tech Park,
Western Express Highway, Goregaon (East), Mumbai-400 063

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd. (RARC), a Trustee of “RARC 051 (KJSB SME) TRUST” is an Assignee and a Secured Creditor of below mentioned Borrowers by virtue of Assignment Agreement dated 27.07.2018 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		
1. Balaji Cars Pvt. Ltd. Ground floor, Mohan Mill Compound, Ghodbunder Road, Manpada, Thane (West) – 400607		
2. M/s. Balaji Autoworld Pvt. Ltd. Mohan Mill Compound, Ghodbunder Road, Manpada, Thane (West) – 400607 Also At: Balaji House, Srushti Complex, Hiranandani Estate, Patli Pada, Ghodbunder Road, Majiwada, Thane (West) –400 607		
3. M/s Shreeji Autoworld Pvt. Ltd. Mohan Mill Compound, Ghodbunder Road, Manpada, Thane (West)– 400607 Also At: Flat No. 304, 3 rd Floor, Sheraton Heights, Charatsingh Colony, Plot No. 112/B, Chakala, Andheri (East), Mumbai-400093		
4. M/s Avani Autoworld Shop No. 14 & 15, Plot No. 4/5/6, Prithvi Park, Sector No. 30, Sanpada, Navi Mumbai-400706 Also At: Plot No. 45, Sector No. 13, Uran Phata, Near D. Y. Patil Stadium, Sion-Panvel Highway, Nerul, Navi Mumbai-400706		
5. Mr. Shyamsunder Bhagwanram Jangid 1402, Polaris, Hiranandani Estate, Patli Pada, Ghodbunder road, Thane -400 607 Also At: Flat No. 404, 4 th floor, Building No. 3 in Srushti Complex Co-op Housing Society Ltd. Hiranandani Estate, Ghodbunder Road, Thane (West)-400067 Also At: Flat No. 503 5 th floor, Building No. 3 in Srushti Complex Co-op. Housing Society Ltd. Hiranandani Estate, Ghodbunder Road, Thane (West)-400067		
6. Mrs. Kanchan Shyamsunder Jangid 1402, Polaris, Hiranandani Estate, Patli Pada, Ghodbunder road, Thane –400607		
7. M/s Balaji Properties Bungalow no.1, Balaji House, Srushti Complex, Hiranandani Estate, Patli Pada, Ghodbunder Road, Thane (West) –400 607		
8. Mr. Nishikant Bajranglal Jangid Flat No. 304, 3 rd Floor, Sheraton Hights, Charatsingh Colony, Plot No.112/B, Chakala, Andheri (East), Mumbai-400093		
9. Mrs. Nandita Nishikant Jangid Flat No. 304, 3 rd Floor, Sheraton Hights, Charatsingh Colony, Plot No.112/B, Chakala, Andheri (East), Mumbai-400093		
10. Mrs. Yogita Shyamsunder Jangid 1402, Polaris, Hiranandani Estate, Patli Pada, Ghodbunder Road, Thane (West)-400 607		
11. M/s V. S. Enterprises Bungalow no.1, Balaji House, Srushti Complex, Hiranandani Estate, Patli Pada, Ghodbunder Road, Thane (West) – 400 607		
12. M/s. Balaji Auto Ground floor, Mohan Mill Compound, Ghodbunder Road, Manpada, Thane (West)– 400607		
Outstanding dues	Rs. 60,88,37,680.69/- Total outstanding for loan accounts as on 31 st July 2023 with future interest thereon till the date of entire payment.	
DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD AMOUNT
All that piece and parcel of property in the form of plot of land bearing Survey No. 326-A, Plot No.1 having an area admeasuring about 13279.73 Sq.mtrs. with all the structures, sheds, parking etc. standing thereon admeasuring about 12618.86 Sq. mtrs. (The layout plan of the said entire plot is attached herewith showing the portions of property building and structures in exclusive possession and occupation of the mortgagors (area admeasuring 6962.72 Sq. mtrs) lying being and situated at Village Majiwade, Taluka and District Thane and bounded as under: On or towards East : S.No. 326-A, Plot No.3 & 4 On or towards West : Ghodbunder Road On or towards North : S. No. 326-A, Plot No.2 On or towards East : Property of Balaji Group & Gut No. 32-1 Owned by M/s. Balaji Properties	Rs.110,00,00,000/- (Rupees One Hundred Ten Crore Only)	Rs.11,00,00,000/- (Rupees Eleven Crore Only)
Details Of Auction Events: -		

Inspection of Property	: 22.09.2023 from 10.00 A.M. to 12.00 P.M.
Last date for bid submission	: 09.10.2023
Date of e-auction	: 10.10.2023 between 3:00 P.M. to 4:00 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 RARC as secured creditor. The properties shall be sold strictly on “AS IS WHERE IS” and “AS IS WHAT IS BASIS.
- 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.rarc1.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 and support@bankeauctions.com Address: Plot No.68, 3rd Floor, Sector-44, Gurugram, Haryana-122003.**
- 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.
- Bidder has to mandatorily give undertaking under Section 29A of Indian Bankruptcy Code, 2016.
- 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 and 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 **09.10.2023**. 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.
- 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.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to **Current Account No. '019011100000153 Name of the Bank: The Kalyan Janata Sahakari Bank Ltd. Branch: Dadar (East), Name of the Beneficiary: RARC 051 (KJSB SME) Trust, IFSC Code: KJSB0000019.** Please note that the Cheques/Demand Draft shall not be accepted towards EMD.
- 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.50,00,000/- (Rupees Fifty Lakhs Only)**. In case sole bidder, bidder has to improve his bid minimum by one incremental.
- 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, subject to TDS as may be applicable.
- 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.
- The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
- As per records available, the undersigned have no information about any encumbrance on the properties as on the date of this notice.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Place: Mumbai
Date: 04.09.2023

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,