

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reliance Asset Reconstruction Company Ltd. (RARC), a Trustee of “**RARC 052 (IB Retail) Trust**” is an assignee and a secured creditor of below mentioned borrower by virtue of **Assignment Agreement dated 28th September 2018** executed with The Indian Bank.

The undersigned in exercise of powers conferred under the Securitization 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	Possession
1.M/s Balaji Enterprises (Borrower) R-685, MIDC Industrial Area, Rabale, Navi Mumbai, District-Thane,Maharashtra-400708 2.Mr Suresh Gawali (Proprietor & Mortgagor) Flat No 201, 2 nd Floor, Lalit Apartments, Rajpark, Parsik Nagar, Kalwa West-400605 3.Mrs. Vijayanti Gawali (Guarantor) Flat No 201, 2nd Floor, Lalit Apartments, Rajpark, Parsik Nagar, Kalwa West-400605	Rs.26,43,135.47/-as on 28.02.2022 as per 13 (2) notice dt.22.03.2022 with future interest thereon till the date of entire payment.	This property is in physical possession of Reliance ARC Ltd
DESCRIPTION OF THE PROPERTY	RESERVE PRICE IN RUPEES	EMD AMOUNT IN RUPEES
All that part and parcel of the immovable property bearing no Residential House Flat No.401, 4 th Floor, C wing measuring 535 Sq Feet (Built up) in the society known as Shri Yashwant Plaza CHS MIDC Road, Kulgaon Village, Katrap, Badlapur (East) Dist Thane-421503. The said building is Bounded by- East- M.I.D.C Road West- Property of Shri Patil North- Property of Jayant Chandwadkar South- Z.P School and Govan	Rs.18,00,000/- (Rupees Eighteen Lakhs Only).	Rs.1,80,000/- (Rupees One Lakhs Eighty Thousand Only).
Details Of Auction Events: - Inspection of Property : 02-12-2022 from 11.00 A.M. to 02.00 P.M. Last date for bid submission : 08-12-2022 till 5.00 PM Date of e-auction : 09-12-2022 between 02:00 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 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 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**
- 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, Off WE Highway, Goregaon (East), Mumbai-400063 and by email to akshay.a.jadhav@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 **08.12.2022 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.
- 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: 6675948895, Name of the Bank: Indian bank, Branch: Santacruz, Mumbai, Name of the Beneficiary: RARC 052 (IB Retail) Trust, IFSC Code: IDIB000S010.** Please note that the Cheque/Demand Draft shall not be accepted towards EMD
- 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).**
- 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 will deposit balance 75% of the bid amount/sale price within 15

days from declaration of successful bidder, subject to TDS as may be applicable.

9. 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.
10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings.
11. There are Society dues of approximately Rs. 1,40, 000/- as on till date, which shall be paid by purchaser only along with further dues/interest/charges etc.
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. Akshay Jadhav, Authorized Officer – Resolution, Mobile No-9136957677 and Mr. Vinod Pawaskar, Head-Legal, Mobile No-8080722836** 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: Mumbai
Date: 23.11.2022

Authorized Officer
For Reliance Asset Reconstruction Co. Ltd.,