

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable/movable properties mortgaged/hypothecated to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Secured Creditor.

That, Religare Housing Development Finance Corporation Ltd. has vide Assignment Agreement dated 29.03.2023 assigned the financial assets/debts of your loan accounts along with its right, title and interest together with underlying securities in favour of **Reliance Asset Reconstruction Company Ltd. (RARC)** trustee of **RARC 080 (RHD FCL HL) Trust**. By virtue of the said assignment, we have become your secured creditor and lawfully entitled to recover the entire contractual dues.

Therefore, the undersigned Authorised Officer of Reliance Asset Reconstruction Company Ltd., hereby give you notice of 15 days that the below mentioned mortgaged properties shall be sold by the undersigned by way of E-auction on "As is where is", "As is what is", and "Whatever there is" on **16.04.2024**, for recovery of amount mentioned in demand notice u/s 13(2) plus future interest and cost due to Reliance Asset Reconstruction Company Limited as a trustee of **RARC 080 (RHD FCL HL) Trust** Secured Creditor from mentioned borrowers/mortgagers. The reserve price and the earnest money deposit (EMD) are as under:

DESCRIPTION OF MORTGAGED PROPERTY:

Lot No.	BORROWERS NAME, PROPERTY DETAILS, DEMAND NOTICE AND POSSESSION DATE	Reserve Price	EMD
1.	ANIL SURESH DAWRUNG S/O SURESH DAGDU DAWRUNG R/O ROOM NO 10-5/10, GR. FLOOR, ABHINAV NAGAR CHAWL, SEWREE X ROAD, OPP. GANESH MANDIR, NR. WADALA DEPO. NR RK APT, WADALA, MUMBAI, MAHARASHTRA-400031 ALSO AT: RUPA DRESSES SAPTARSHI SHOP NO 15 DAFTARY ROAD MALAD EAST MUMBAI MAHARASHTRA-400097, PAYAL ANIL DAVRUNG W/O ANIL SURESH DAWRUNG R/O ROOM NO 10-5/10, GR. FLOOR, ABHINAV NAGAR CHAWL, SEWREE X ROAD, OPP. GANESH MANDIR, NR. WADALA DEPO. NR RK APT, WADALA, MUMBAI, MAHARASHTRA-400031 ALSO AT: 2/14 GAURI NIWAS KOKANI PADA, NEAR MANGESH SCHOOL KURAR VILLAGE MALAD EAST S.O. MUMBAI MAHARASHTRA-400097 AND VIJAY TIKAM DESHPANDE S/O TIKAM DESHPANDE R/O ROOM NO.4, MISQUITA CHAWL, DAFTARY ROAD, NEAR MUNICIPAL DISPENSARY MALAD WEST MUMBAI MAHARASHTRA-400097 PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.101 ON THE FIRST FLOOR, ADMEASURING 250 SQUARE FEET, I.E. 23.23 SQ METERS, BUILT UP AREA, IN THE BUILDING KNOWN AS "CHANDIKA DARSHAN", CONSTRUCTED ON LAND BEARING SURVEY NO.108, HISSA NO. 11, AREA ADMEASURING 100 SQ. MTRS. ASST. RS 3.57 PS. AND LYING BEING AND SITUATED AT VILLAGE CHANDRAPAD, TALUKA VASAI, DISTRICT PALGHAR, WITHIN THE AREA OF SUB-REGISTRAR VASAI. DEMAND NOTICE: RS.6,88,532.42/- (RUPEES SIX LAKH EIGHTY EIGHT THOUSAND FIVE HUNDRED THIRTY TWO AND PAISE FORTY TWO ONLY) AS ON 24.06.2021 PLUS FUTURE INTEREST & COSTS CONSTRUCTIVE/PHYSICAL POSSESSION DATE :11- 08- 2023	Rs. 4,62,551/-	Rs. 46,255/-
2.	SHUBHANGI GANESH PATIL W/O GANESH NARAYAN PATIL AND GANESH NARAYAN PATIL BOTH R/O FLAT NO. B/3, E/1 BLDG NO.7, SAHYADRI APT, SECTOR NO. 14, NEW PANVEL, RAIGARH PANELNAVI, MUMBAI, MAHARSHTRA-41026 ALSO AT FLAT NO. 107, 1ST FLOOR, HOUSE NO.3932/1, SHREE GANESH APARTMENT, VILLAGE DANDIPAD, BOISAR EAST THANE, MAHARSHTRA 401501 ALSO AT XYLEM RESOURCE MANAGEMENT, C/O S GANESH PATIL AT 205, 2ND FLR, STERLING CHAMBER 56, MOGRA VILLAGE, OFF ANDHERI (E), OLD NAGARDAS ROAD MUMBAI, MAHARASHTRA-400069 ALSO AT RAVI FOODS PVT. LTD, C/O S. GANESH PATIL AT 7-4-11 2/1, MADHUBAN COLONY, KATTEDON HYDERABAD -500077 PROPERTY: ALL THAT PIECE AND PARCEL OF FLAT NO. 107 ADM.450 SQ.FT. BUILT UP AREA ON THE 1ST FLOOR IN THE BUILDING KNOWN AS "SHREE GANESH APARTMENT", SITUATED ON THE GAOTHAN LAND BEARING HOUSE NO. .3932/1 AT VILLAGE DANDIPADA-BOISAR, TALUKA & DISTRICT PALGHAR MAHARASHTRA-4015101 DEMAND NOTICE: RS. 8,65,272.69/- (RUPEES EIGHT LAKH SIXTY FIVE THOUSAND TWO HUNDRED SEVENTY TWO PAISE SIXTY NINE ONLY) AS ON 17.06.2021 PLUS FUTURE INTEREST & COSTS CONSTRUCTIVE/PHYSICAL POSSESSION DATE: 31.08.2023	Rs. 7,37,100/-	Rs. 7,37,10/-
3.	SHAHNAWAJ HIDAYUTALLA MALIK S/O HIDAYUTALLA AND RAJIYA SHANWAJ MALIK BOTH R/O C/213, 2ND FLOOR, RAMCHANDRA SANKUL, OPP. MAHARASHTRA BANK, PLOT NO. 03, VIKRAMGAD, PALGHAR THANE MAHARASHTRA-401603, ALSO AT LOVELY HAIR CUTTING SALOON, H. NO. 938/8, OPP. SUKH SAGAR HOSPITAL, OLD GRAMPANCHAYAT, WADA - JAWHAR ROAD, VIKRAMGAD, THANE MAHARASHTRA-401603 PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.213 ADM.580 SQ.FEET BUILT UP AREA I.E. 53.90 SQ.METER ON THE SECOND FLOOR OF THE C WING BUILDING KNOWN AS "RAMCHANDRA SANKUL" BHUMAPAN KRAMANK NO.3 AT MOUJE VIKRAMGAD, TALUK VIKRAMGAD, DISTRICT PALGHAR, MAHARASHTRA-401603 DEMAND NOTICE: RS. 12,11,564.72 (RUPEES TWELVE LAKH ELEVEN THOUSAND FIVE HUNDRED SIXTY FOUR AND SEVENTY TWO PAISE ONLY) AS ON 17.06.2021 PLUS FUTURE INTEREST & COSTS CONSTRUCTIVE/PHYSICAL POSSESSION DATE: 24.-JULY-2023	Rs. 7,61,076/-	Rs. 76,108/-
4.	VEENA MAHESH SHARMA W/O MAHESH SHRIKRISHAN SHARMA A-13, VAJRA HANUMAN SOCIETY, MAHILA SAMITI SCHOOL, THAKURLI-(E), THANE, MAHARASHTRA-421201 ALSO AT THE MW GROUP 202, MHATRE TOWER, FADKE ROAD, DOMBIVALI-(E), THANE, MAHARASHTRA 421201 ALSO AT FLAT NO. 501, 5TH FLOOR, 'A' WING, JAI MALHAR APARTMENT, TILAKA COLLEGE ROAD, ASADE, DOMBIVLI (EAST), KALYAN, THANE MAHARASHTRA-421203 AND MAHESH SHRIKRISHAN SHARMA S/O SHRIKRISHAN SHARMA R/O A- SHARMA A-13, VAJRA HANUMAN SOCIETY, MAHILA SAMITI SCHOOL, THAKURLI-(E), THANE, MAHARASHTRA-421201 ALSO AT 501, 5TH FLOOR, 'A' WING, JAI MALHAR APARTMENT, TILAKA COLLEGE ROAD, ASADE, DOMBIVLI (EAST), KALYAN, THANE MAHARASHTRA-421203. PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. 501 ON FIFTH FLOOR IN 'A' WING ADMEASURING 302 SQ. FT. BUILT UP AREA (INCLUDING COMMON AREA) (I.E. 28.06 SQ. MTRS.) IN THE BUILDING KNOWN AS "JAI MALHAR APARTMENT" SITUATED AT : TILAK COLLEGE ROAD, ASIDE, DOMBIVLI (EAST), TAL. KALYAN, DIST. THANE, MAHARASHTRA-421203 DEMAND NOTICE: RS. 11,35,401.48/- (RUPEES ELEVEN LAKH THIRTY FIVE THOUSAND FOUR HUNDRED ONE PAISE FOURTY EIGHT ONLY) AS ON 18.10.2021 PLUS FUTURE INTEREST & COST CONSTRUCTIVE/PHYSICAL POSSESSION DATE: 27.10.2023	Rs. 11,74,176/-	Rs. 1,17,418/-
5.	DINESH KORAGA SUVARNA S/O KORAGA BOODA SUVARNA R/O 003, GROUND FLOOR SAI SHANKAR CHS LTD, SHANKARWADI, JOGESHWARI EAST, MUMBAI, MAHARASHTRA-400060 ALSO AT: NEAR HANUMAN MANDIR, ALIYAVAR JUNG MARG, 2/9, SAMTA CHAWL COMMITTEE, SHANKARWADI, JOGESHWARI EAST MUMBAI, MAHARASHTRA-400060 AND BABY KORAGA SUVARNA D/O PAPPU POOJARI R/O 003, GROUND FLOOR SAI SHANKAR CHS LTD, SHANKARWADI, JOGESHWARI EAST, MUMBAI, MAHARASHTRA-400060 ALSO AT: SHANKARWADI, SAMTA CHAWL NO-02, ROOM NO-9, JOGESHWARI(EAST), MUMBAI, MAHARASHTRA-400060 PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO B/301, ADM. 505 SQ. FEET BUILT UP ON THE 3RD FLOOR, KNOWN AS "RAMA LEELA APT". SITUATED ON LAND BEARING S.NO. 31(OLD), 126(NEW), H.NO.1 (PT) AT VILLAGE KOPRI, TALUKA-VASAI, DIST. PALGHAR, WITHIN THE AREA OF SUB-REGN, VASAI-II AT VIHAR THANE MAHARASHTRA 401309 AND BOUNDED AS: NORTH: NA, B WING SOUTH: OPEN PLOT EAST: OPEN PLOT WEST: OPEN PLOT DEMAND NOTICE: RS. 10,96,468.06 /- (RUPEES TEN LAKHS NINETY SIX THOUSAND FOUR HUNDRED SIXTY EIGHT AND PAISE SIX ONLY) AS ON 21.04.2021 PLUS FUTURE INTEREST & COSTS CONSTRUCTIVE/PHYSICAL POSSESSION DATE: 24.03.2023	Rs. 8,69,201/-	Rs. 8,69,20/-
6.	ARUN SAMSHER S/O HIRAMAN HARICHANDRA SAMSHER & HIRAMAN HARICHANDRA SAMSHER BOTH R/O FLAT NO.403, B WING, SOMNATH COMPLEX, NR FLYOVER BRIDGE, TULINJ ROAD, NALASOPARA (E)THANE, MAHARASHTRA-401209, MOB.NO.:- +91-9869959271 ALSO AT:- 583, SAMTA SOCIETY, OLD HANMAN NAGAR, M.G ROAD, NEAR AMBE MATA MANDIR, TEEN DONGRI GOREGAON WEST, MUMBAI-400104 ALSO AT:- C/O SAMSHER FOOTWEAR SHOP N 24 GRD FLOOR CITY CENTRE S V ROAD GOREGAON (WEST), MUMBAI, MAHARASHTRA-400062 ALSO AT:- SH-24, CITI CENTER, CR G S ROAD, M G ROAD, GOREGAON W, MUMBAI, MAHARASHTRA-400062 PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.B-403, B WING, ON THE 4TH FLOOR ADM.46 SQ.MTRS (495 SQ FT BUILT UP AREA), BUILDING KNOWS AS "SOMNATH COMPLEX" CONSTRUCTED G+4 FLOORS UNDER CIDCO PERMISSION ON S.NO.86,87 H.N.1, 1 LYING BEING AND SUTATED AT VILLAGE TULINJ, WITHIN LIMITS OF VASAI- VIRAR MUNICIPAL CORPORATION, TALVASAI, DIST.THANE, MAHARASHTRA-401209 DEMAND NOTICE: RS. 19,25,012.55/- (RUPEES NINETEEN LAKHS TWENTY FIVE THOUSAND TWELVE AND PAISE FIFTY FIVE ONLY) AS ON 17.06.2021 PLUS FUTURE INTEREST & COSTS. CONSTRUCTIVE/PHYSICAL POSSESSION DATE: 22.09.2022	Rs. 11,83,785/-	Rs. 1,18,378/-
7.	NILESH ANTHONY PERERIA S/O ANTHONY R/O FLAT NO.01, GROUND FLOOR, DATTANI VILLAGE, BUILDING NO.2 CO-OP. HSG.SOC.LTD" SANDOR VILLAGE, VASAI PALGHAR (OLD-THANE), MAHARASHTRA-401208 ALSO AT MADHURAM WATER PURIFY S.NO.275, PLOT NO.6 NEAR MOTHER TERESA APARTMENT IN FRONT OF SHAMSHAN BHOOMI VASAI EAST, PALGHAR, THANE, MAHARASHTRA-401208 PREETI MAHIPAL BALMIKI W/O NILESH ANTHONY PERERIA R/O FLAT NO.01, GROUND FLOOR, DATTANI VILLAGE, BUILDING NO.2 CO-OP. HSG.SOC.LTD" SANDOR VILLAGE, VASAI PALGHAR (OLD-THANE), MAHARASHTRA-401208 PROPERTY: ALL THAT PIECE AND PARCEL OF PROPERTY FLAT NO.01 ON GROUND FLOOR ADMEASURING 490.56 SQ.FT. BUILT-UP, EQUIVALENT TO 45.59 SQ METERS AREA IN THE BUILDING KNOWN AS "DATTANI VILLAGE BUILDING NO.2 CO-OP.HSG.SOC. LTD.", SANDOR VILLAGE VASAI ROAD (W) VASAI, DIST. PALSHAR (OLD-THANE) SITUATED AT SURVEY NO.283-A, 248-A, OF SANDOR VILLAGE SITUATED, LYING AND BEING AT REVENUE VILLAGE SANDOR, TALUKA VASAI, DISTRICT - PALGHAR (OLD -THANE), WHICH COMES UNDER THE LIMITS OF VASAI VIRAR CITY MUNICIPAL CORPORATION, IN THE REGISTRATION SUB REGISTRAT VASAI AND DISTRICT-PALGHAR (OLD-THANE), MAHARASHTRA-401208 DEMAND NOTICE: RS. 26,09,647.87/- (RUPEES TWENTY SIX LAKH NINE THOUSAND SIX HUNDRED FOURTY SEVEN & PAISE EIGHTY SEVEN ONLY) AS ON 12.08.2021 PLUS FUTURE INTEREST & COSTS CONSTRUCTIVE/PHYSICAL POSSESSION DATE: 12.09.2023	Rs. 25,66,080/-	Rs. 2,56,608/-

INSPECTION OF PROPERTY : 12.04.2024 FROM 11.00 A.M. TO 02.00 P.M.
LAST DATE FOR BID SUBMISSION : 15.04.2024 TILL 5.00 PM
DATE OF E-AUCTION : 16.04.2024 BETWEEN 11.00 AM TO 1 PM WITH EXTENSION OF 5 MINUTES EACH

TERMS AND CONDITIONS OF SALE:

1. The property shall not be sold below the reserve price and sale is subject to the confirmation by RARC as a secured creditor.
2. E-auction will be conducted ONLINE through M/s. C1 INDIA PVT LTD at Plot No 68 Gurgaon Haryana pin Code 122003.
3. Before participating in E- auction, the intending bidders should hold a valid e-mail id and register their names at portal www.bankeauctions.com and get their User ID and password from M/s. C1 INDIA PVT LTD.)
4. Prospective bidders may avail online training on E-Auction from M/s. C1 INDIA PVT LTD., (Contact Person : Mr. Dharani Krishna on Mobile +91 9948182222, Delhi@c1india.com or Support@bankeauctions.com (Helpline No 7291981124,25,26).
5. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to Current Account No. 122505002146 Name of the Bank: ICICI Bank Ltd. Branch: Veera Desai Branch Mumbai, 400058, Name of the Beneficiary: RARC 080 (RHDFCL HL) Trust, IFSC Code: ICIC0001225. Please note that the Cheques/Demand Draft shall not be accepted towards EMD.
6. 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.5000 per lot.
7. The successful bidder shall deposit 25% of the bid amount/sale price (including EMD) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from the date of declaration of successful bidder.
8. If successful bidder fails to deposit sale price as stated above, all deposits including EMD will be forfeited.
9. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction sale proceedings within Seven days.
10. 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, misstatement or omission etc.
11. 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.
12. The bidders should make discreet enquiries as regards to charge/encumbrances/statutory dues 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.
13. As per records available, the undersigned have no information about any encumbrance on the properties as on the date of this notice.
14. Any arrears, dues, taxes, VAT, TDS, GST, charges on the property whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only.

For any other information, please contact at 18001039711/18602664111/18003099711 may be contacted

STATUTORY 15 DAYS' NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The Borrower/Co-Borrowers/guarantors/mortgagers are hereby notified to pay the sum as mentioned above, along with up to date interest and ancillary expenses before E- auction, failing which the e- auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest/cost. In Case of no bid received in the auction sale on the date fixed for auction, the secured creditor shall be at liberty to sale this property by way of private treaty on or above the reserve price fixed above to any prospective buyer. Borrower/Co-Borrowers/Guarantors/Mortgagers are hereby called upon to **SHIFT / REMOVE ALL HOUSEHOLD ARTICLES / PERSONAL BELONGINGS IF ANY LYING IN THE REPOSSESSED PROPERTY**, as per Panchnama/Inventory report prepared at the time of taking possession of the mortgaged property, within 7 (seven) days from the date of this notice. On failure to shift household articles/personal belongings within stipulated period of 7 (seven) days from the date of this notice, the company shall be constrained to remove/shift / dispose off the same on "as is where is, as is what is and whatever there is basis" at Borrower/Co-Borrowers/guarantors/mortgagers risk, responsibilities & cost. Company shall not be responsible for any claim raised by any party in this regard.

Place: MUMBAI, Date: 21.03.2024

Authorised Officer, Reliance Asset Reconstruction Co. Ltd.

Note: Amount paid if any after issuance of Demand Notice under Section 13(2) of SARFAESI Act, 2002, would be reckoned for ascertaining the dues payable at the time of realization/settlement.