

Notice for Sale of Secured Assets [See Rule 6(2) read with rule 8(6)]

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 two separate Assignment Agreement dated 29.03.2019 and 29.03.2023 assigned the financial assets/debts of below mentioned 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 (RHDFCL 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 19.06.2025, 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 (RHDFCL 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	<p>Raju Arjun Itankar And Sangita Raju Itankar Both R/o Ward No. 3, Azad Chowk, Mukkam Post, taluka Dist Nagpur, Nagpur, Maharashtra 441202, Also At- House No.229, Mouza Kuhl, Ward No.3, Situated At Nagar Parisad Kuhl, Tehsil And District Nagpur, Maharashtra, Also At- C/o Sahitya Bhandar, Azad Chowk Ward No. 03, Mukam Taluka, Kuhl, Nagpur, Maharashtra-44120.</p> <p>Property: All That Piece And Parcel of Land Bearing House No.229, Admeasuring About 478 Sq. Fts. of Kh. No. 513, Mouza Kuhl, Ward No.3, Situated At Nagar Parisad Kuhl, Tehsil And District Nagpur, Maharashtra.</p> <p>Demand Notice: Rs.10,01,183.17/- (Rupees Ten Lakh One Thousand One Hundred Eightythree Paise Seventeen Only) As On 18.01.2019 Plus Future Interest & Costs</p> <p>Constructive/physical Possession Date: 24.10.2024</p>	<p>Rs. 10,24,731/-</p> <p>Rs. 1,02,473/-</p>

Inspection of Property : 17.06.2025 from 11.00 A.M. to 02.00 P.M.

Last date for bid submission : 18.06.2025 till 5.00 PM

Date of e-auction : 19.06.2025 between 11.00 AM to 1 P.M 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@ctindia.com or Support@bankeauctions.com (Helpline No 7291981124, 25, 26). 5. For RARC 080 (RHDFCL HL) Trust property 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 18001939711/18602664111/18003099711 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: Nagpur

Date: 22-05-2025

Authorized 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.