



RELIANCE
Asset Reconstruction

Reliance Asset Reconstruction Co. Ltd.

Reliance Centre, 11th Floor, North Side, R-Tech Park, Western Express Highway, Goregaon (East), Mumbai-400063

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 Financial 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 Limited (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 described 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 29.12.2023, for recovery of amount mentioned in demand notice no. V/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/mortgagors. The reserve price and the earnest money deposit (EMD) are as under:

DESCRIPTION OF MORTGAGED PROPERTY:

Borrowers name, Property Details, demand notice and possession date	Reserve Price EMD
Dharmender Gopiram S/o Gopiram, Satbir Singh S/o Gopi Ram And Sarita Devi W/o Dharmender All R/o 76-village Jharoda Mazra Burari Delhi-110084 Also At: Dharmender Ditya, 76 Village Jharoda Mazra Burari Delhi-110084	Rs. 12,91,402/-
Property: All That Piece And Parcel Of Property Bearing Double-storey Built-up Property, Area Measuring 45 Sq. Yds., (i.e 37.63 Sq. Mtrs) With Roof Rights Up To Sky Rights, Out of Total Area Measuring 100 Sq. Yards., Part Of Kh No. 40, Situated In The Abadal/Dora of Village Jharoda Mazra Burari Delhi-110084, Boundaries As Follows; North: Party Of Amar, South: Road East: Property of Sunder West: Remaining Road	Rs 1,29,140/-
Demand Notice: 17,71,114.7/- (Rupees Seventeen Lakhs Seventy One Thousand One Hundred Fourteen & Paise Seventy Only) As On 21.04.2021 Plus Future Interest & Costs, Possession Date: 17.08.2022	

Inspection of Property : 22.12.2023 from 11.00 A.M. to 02.00 P.M.

Last date for bid submission : 26.12.2023 till 3.00 P.M

Date of e-auction : 29.12.2023 between 11.00 A.M 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.bankauctions.com and get their User ID and password from the M/s C1 INDIA PVT LTD. 4.Propective bidders may avail online training on E-Auction from M/s. C1 INDIA PVT LTD., (Contact Person : Mr. Vinod Chauhan on Mobile +91 9813887391, Delhi+91tindia.com or Support@bankauctions.com (Helpline No 7291981124, 25.26), S. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to Current Account No. 12255000146 Name of the Bank: ICICI Bank India 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 to 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/any dues on the property 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 other encumbrance on the properties as on the date of this notice. 14. Any arrears, dues, taxes, VAT, DTS, 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 18001930711 / 18602646111 / 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/mortgagors 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/Mortgagors are hereby called upon to **SHIFT/REMOVE ALL HOUSEHOLD ARTICLES / PERSONAL BELONGINGS IF ANY LYING IN THE REPOSESSED 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/mortgagors risk, responsibilities & cost. Company shall not be responsible for any claim raised for any party in this regard.

Place : Delhi
Date : 01-12-2023

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.