

RELIGARE FINVEST LTD.

CIN: U74999DL1995PLC064132

Registered Office: First Floor, Office No. 101, 2E/23, Jhandewalan Extn. New Delhi-110055.

Corporate Office: Max House, 7th Floor, Block A, Dr. Jha Marg, Okhla Phase-III, Okhla Industrial Estate, New Delhi – 110020.

Branch Office: Office No. 406, 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri East Mumbai-400099.

APPENDIX-IV-A

AUCTION-CUM-SALE NOTICE

Auction-Cum-Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 read with proviso to Rule 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgager(s) for conducting the Auction-Cum-Sale of the below described immovable property (in short 'property') mortgaged/charged to the Secured Creditor (i.e., M/s Religare Finvest Ltd., in short 'RFL') The undersigned are offers for Sale at "Reserve price" as mentioned below on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis through E-Auction. The E - Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankeauctions.com/> from **12.30 PM to 01.30 PM of 29.10.2026 (Scheduled Auction / Sale Date)** with unlimited extensions of 5 minutes duration each for recovery of **Rs.11,15,78,013.66/- (Rupees Eleven Crore Fifteen Lakhs Seventy Eight Thousand Thirteen and Sixteen Paise Only) as on 20.09.2016** along with up to date interest, costs and charges due to the RFL from the Borrower(s) / Guarantor(s) / Mortgagor(s) namely, 1) Balaji Cars Pvt Ltd 2) Kanchan S. Jangid 3) Yogita S. Jangid 4) Balaji Cars (I) LLP 5) Balaji Auto 6) Shyamsunder B. Jangid 7) Himani Shyamsunder jangid as the said above mentioned Borrower(s) / Guarantor(s) / Mortgagor(s) have failed to repay the loan amounts of the Secured Creditors within 60 days from the date of Notice dated **20/09/2016** issued by its authorized officer under section 13(2) of the SARFAESI Act, 2002.

Whereas the Secured Creditor has taken the Actual Physical possession of the mortgaged property as mentioned below pursuant to the powers vested in it through its authorized officer on **15/07/2021** under the provisions of Section 13(4) of the SARFAESI Act, 2002 read with Rule 8(1) of 'The Security Interest (Enforcement) Rules, 2002' and in exercise of powers conferred there under with the help of Tehsildar Thane in compliance of the order of Hon'ble District Magistrate, Thane dated 29th November, 2019 in CC No.631/2019 and further Order dated 7th April, 2021 in Writ Petition No(stamp). 99008 of 2020 issued by Hon'ble High Court Bombay.

Notice regarding taking of such possession under the provisions of section 13(4) of the SARFAESI Act, 2002 was published in the **The Free Press Journal (English) & Navshakti (Marathi)** editions newspapers on **19/07/2021** under Rule 8(2) of The Security Interest (Enforcement) Rules 2002.

And whereas even thereafter the borrower(s) / Guarantor(s) / Mortgagor(s) failed to repay the aforesaid loan to the RFL. Accordingly, the authorized officer of the Secured Creditor has decided to sell the said scheduled property.

The Reserve Price for the auction of said property will be **Rs.11,50,00,000/- (Rupees Eleven Crore Fifty Lakhs Only)** and the Earnest Money Deposit (EMD) will be **Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakh Only)** i.e. 10% of the reserve price which shall be required to be submitted by way of RTGS/NEFT/DD in favor of "Religare Finvest Limited" along with the Bid by the intended bidder(s)/purchaser(s) at RFL's Branch Office "Office No. 406, 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri East Mumbai-400099" on or before **5:00 PM of 28.10.2026 (last date for bid submission)**. The successful bidder/purchaser shall pay a deposit of at least 25% of the Sale Consideration [inclusive of EMD amount paid with the Bid] either on the same day of Sale Confirmation or not later than next working day. Balance sale consideration shall be required to be deposited within 15 days from Sale confirmation date.



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www.religareinvest.com | customerservice@religare.com | 1860-266-4111, 1800-103-9711, 1800-309-9711 | SMS - LOANS to 575759

SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece & parcel of Plot No. 1, S. No. 326 A, Mohan Mill Compound, Thane Ghodbunder Road, Manpada, Thane West – 400607.

Known Encumbrances

Sales Tax Outstanding of Rs.12,45,23,201/- (Rupees Twelve Crore Forty-Five Lakhs Twenty-Three Thousand Two Hundred One Only) as per notice dated 05/10/2019 issued by sales Tax department against M/s. Balaji Cars Pvt Ltd. Further reply dated 01/10/2019 issued by RFL to sales Tax department informing on factual details and rejecting there claim.

Notice being issued as against as M/s. Balaji Cars Pvt Ltd were as mortgage property being kept on sale/Auction is of M/s. Balaji Auto.

Property has overdue property tax from Thane Municipal corporation vide bill No. 003351 amounting to Rs.11,76,554 /- (Rupees Eleven Lakhs Seventy-Six Thousand Five Hundred Fifty-Four Only) till 31st March 2025 vide notice dated 30/01/2025 & others charges reflected as mentioned in the 7/12 extract, which has to be borne by the Successful Auction Bidder/ Purchaser.

Based on the information of the Thane Municipal Corporation, Thane letter dated 17/09/2025, "as per Revised Development Plan been Published in the Maharashtra Government Gazette on dated August 21, 2025 Vide Public Notice No. TAMP/PRO/TPPA/558/2025-26 Under Section 28(4) of the said Act. Some part of the Secured Asset land has been affected by proposed Road Widening and some part included in the Industrial Zone.

Legal Encumbrances

Borrower have filed Securitisation Application against RFL before DRT III Mumbai which is yet pending. The property is being kept for auction without prejudice and will be subject to decision of Hon'ble Debt Recovery Tribunal Mumbai.

Apart from above information RFL is not aware about any other legal encumbrances on the secured asset to be sold except itself. Interested parties should make their own assessment of the secured asset to their satisfaction. Secured Creditor (RFL) does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid secured asset.

For detailed terms and conditions of the sale, please refer to the link/URL provided in RFL (Secured Creditor's) website i.e., <https://www.religarefinvest.com/auction-notices>

For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through Mr. P. Dharani Krishna – 9948182222 (Timings: 9.00 am to 9.00 pm) and C1 India Pvt Ltd. Support team Mobile Nos.: +917291981124 /25 /26 (Timings : 9.30 am to 6.00 pm) email id – andhra@c1india.com.

For any other information, Please contact to Mr. Ramesh Singh, Mobile No. 9981508001, E-mail id: ramesh.singh@religare.com; & Mr. Tushar Bhor, Mobile No. 8422979777, E-mail id: tushar.bhor@religare.com.

Date: 08.10.2026



Authorised Officer
Religare Finvest Limited