RELIGARE FINVEST LTD.

CIN: U74999DL1995PLC064132

Registered Office: First Floor, Office No. 101, 2E/23, Jhandewalan Extn. New Delhi-110055
Branch Office: No.421/G, 1st floor, 1st Main Road, 1st stage, Indiranagar, Krishna Temple Road, Opposite to SBI Branch, Bengaluru- 560038.

DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002 READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002

1. The Secured Creditor (i.e., M/s Religare Finvest Ltd. in short 'RFL') has proposed to sell the secured assets for recovery of **Rs. 3,96,06,782.50/- (Rupees Three Crores Ninety Six Lakhs Six Thousand Seven Hundred Eighty Two and Fifty Paise Only**) for the account No. XMORKRM00061082 as on 21.10.2026 along with up to date, interest, costs and charges. Authorised Officer of RFL had issued the Demand Notice dated 06.07.2021 under Sec. 13(2) of the SARFAESI Act, 2002 to the Borrower(s) /Guarantor(s) / Mortgagor(s), who were failed to repay the outstanding dues mentioned in the aforesaid demand notice within 60 days from the date of notice. Pursuant to such default, the Authorised Officer of RFL has taken the Symbolic possession of the mortgaged property (Secured assets) on 12.10.2021 under the provisions of Section 13(4) of the SARFAESI Act, 2002 read with Rule 8(1) of 'The Security Interest (Enforcement) Rules, 2002'. Subsequently, the physical possession of the property was taken on 28.09.2026 as per order of Hon'ble CMM, Bangalore Court in Crl.Misc. No.5601/2022

2. The secured asset is being sold on '**AS IS WHERE IS'**, '**AS IS WHAT IS'**, '**WHATEVER THERE IS'** and '**NO RECOURSE**' basis through E-Auction in all respects and to the best of its knowledge and information, mentioned below, the Secured Creditor is not aware of any encumbrances on the immovable properties to be sold. The intending bidders should make discrete and detailed enquiry pertaining to any claim, charges, dues, encumbrances on the secured asset of any authority and should satisfy themselves about the title, extent, quality and description of the secured asset before submitting their bid. For any discrepancy in the secured asset, the participating bidder is solely responsible for all future recourses from the date of submission of bid. Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues

3. The Reserve Price and **EMD** (Earnest Money Deposit, being **10%** of the reserve price) for the auction of said both properties will be as per below-mentioned details:-

Details of Reserve Price along with 10 % of the reserve price on first bid		
Property Details	**Reserve Price (in Rs.**	**EMD amount (Last Date For Bid Submission is 10th December 2026 till 5.00 PM)**
Loan Account No – **XMORKRM00061082** **SCHEDULE OF PROPERTY** All that Piece and Parcel of the property bearing Khaneshumari No 2/4 Present BBMP No.279/2/4/536/1 situated at	**Rs. 9,90,53,172/-** (Rupees Nine Crores Ninety Lakhs Fifty Three Thousand One Hundred and	**Rs.99,05,317/-** (Rupees Ninety Nine Lakhs Five Thousand Three Hundred and Seventeen Only)

Doddakallasandra Village, Uttarahalli Bangalore South Taluk Measuring on East to West : 68-0 Feet North to South : 180+175-0/2 Feet Total Measuring : 12070 Sq.Feet And Bounded on East by : Sri Ashwathnarayana Property West by : Sri Madhabushi Narayana Property (Own Property) North by : Private Property South by : Privately Owned Road	Seventy Two Only)	

4. The E - Auction shall be conducted only through "Online Electronic Bidding" through website https://www.bankeauctions.com/ on **11th December 2026** from **10.30 A.M. to 11.30 A.M.** with unlimited extensions of 5 minutes duration each.

5. The intending bidders should register their names at portal **https://www.bankeauctions.com/** and get their User ID and password free of cost before uploading the bid and other documents. Prospective bidder may avail online training on E-auction from the service provider M/s C1 India Pvt. Ltd through Mr. Dharani Krishna – Tel. No.: +91 7291971124,25,26 and Mobile +91-9948182222; email id – andhra@c1india.com

6. The intending purchasers may inspect the secured assets and/or title documents of the secured asset after fixing date and time with the Authorized Officer on or before **04th December 2026**

7. The intending purchaser should conduct due diligence on all aspects related to the properties to his/her satisfaction. The intending purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.

8. The intending bidders should submit their bids to Authorized Officer, at the branch office of Religare Finvest Limited situated at **"Religare Finvest Limited No.421/G, 1st floor, 1st Main Road, 1st stage, Indiranagar, Krishna Temple Road, Opposite to SBI Branch, Bengaluru- 560038"** in a cover scribing as "Bid for auction/sale of properties, along with EMD by demand draft drawn/Pay Order in favor of "Religare Finvest Limited", payable at Bangalore, on or before **10th December 2026 till 5:00 P.M** along with offer documents, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department AND his/ her identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving license, Aadhar Card etc. The bidder(s) will also have to produce the original document for verification. Once bid is submitted by the bidder the same cannot be withdrawn. It is pertinent to mention here that the bid price to be submitted shall be above the reserve price. The properties shall not be sold below the reserve price fixed by the Authorised officer.

9. The bid starts from the incremental value of Rs.5,00,000/- (Rupees Five Lakhs Only). Further all the bids shall be increased in multiple of incremental value

10. That purchaser will be required to deposit 25% of the sale consideration (inclusive of EMD amt. 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 the date of confirmation of sale by RFL. The EMD as well as the sale price paid by the interested bidder carry no interest. Payment shall be made through the payment modes i.e. DD/RTGS/NEFT.

11. The Auction Purchser/Highest Bidder shall deposit the applicable TDS as per Income Tax

rules (as of now 1%) against the Sale in PAN of Religare Finvest Ltd. (RFL), and submitted the requisite Form/Documents (as of now called form 26QB) with RFL prior issuance of Sale Certificate. The said TDS amount will be deducted by Auction purchaser form the Sale Consideration

12. The sale may be confirmed in favor of the purchaser/bidder who would offer the highest sale price in his bid to the authorized officer and shall be subject to confirmation by the secured creditor.

13. Failure to remit the amount as required under clause (10) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application/bid.

14. In case of non-acceptance of offer, the EMD shall be refunded without any interest.

15. The RFL does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of properties offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any. The successful bidder shall bear all expenses including pending dues of any Development authority, if any statutory dues/tax/utility bills etc. to Municipal Corporation or any other authority/agency and the fees payable for the stamp duty registration etc. for registration of sale certificate.

16. On confirmation of sale by the RFL and if the terms of the payment have been complied with, the authorized officer exercising the power of sale shall issue a certificate of sale of the immovable property/secured asset in favor of the purchaser in the Form given in **'Appendix V'** to 'The Security Interest (Enforcement) Rules, 2002'.

17. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.

18. The Authorized Officer/RFL has absolute right to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice.

19. The purchaser(s)/successful bidder(s) and/or any person claiming through or under them shall have no right to initiate any proceedings against the authorized officer/RFL in relation to the sale of the secured asset.

20. To the best of the knowledge of the authorised officer/RFL, there is no order of court/tribunal/authority restraining the secured creditor from selling the secured asset.

21. The interested parties may contact the following Authorized Officer for further details/ clarifications and for submitting their application/Bid.

    (1) Mr. S.Ansar
    Mobile No. 8073405056
    E-mail Id. ansar.s@religare.com

    (2) Mr. R.Manoj Kumar
    Mobile no.9940446070
    E-mail Id. r.manojkumar@religare.com

22. In case of discrepancy in the Vernacular language publication, the English newspaper will prevail over vernacular newspaper.

Dated: 26.10.2026 **Authorised Officer**

Religare Finvest Limited