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.

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

DESCRIPTION OF PROPERTY (SECURED ASSET / IMMOVABLE PROPERTY): All that part and parcel of property being and bearing Office No. 17, Admeasuring area about 278 Sq. Ft i.e. 25.83 Sq. Mtrs built up situated on the 2nd floor, in building known as "Sagar Arcade" situated at survey no. 66 city survey no. 1230, final plot No. 616, Shivaji Nagar, (Bhamburda), Pune, within the limits of Pune Municipal corporation and within the Jurisdiction of Sub Registrar Taluka Haveli, District Pune-411005.

Nature of Asset: Freehold

1. The secured asset is being sold for recovery of **Rs.31,41,694.57/- (Rupees Thirty-One Lakhs Forty-One Thousand Six Hundred Ninety-Four and Fifty-Seven Paise Only) as on 12/04/2021** along with up to date, interest, costs and charges.

2. The Reserve Price of the secured asset **Rs.25,85,461/- (Rupees Twenty-Five Lakh Eighty-Five Thousand Four Hundred Sixty-One Only)** and under no circumstances, the secured asset will be sold below the reserve price. The Earnest Money Deposit (EMD) amount will be **Rs.2,58,550/- (Rupees Two Lakh Fifty-Eight Thousand Five Hundred Fifty Only).**

3. The E - Auction shall be conducted only through "Online Electronic Bidding" through website https://www.bankeauctions.com/ on **03.12.2026 from 12.30 PM to 2.30 PM** with unlimited extensions of 5 minutes duration each.

4. 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)

5. 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 about any other legal encumbrances on the immovable property to be sold. The property is being kept for auction without prejudice. The intending bidders should make discrete and detailed enquiry as regards upto date, 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.

6. The intending purchasers may inspect the secured asset and/or title documents of the secured asset after fixing date and time with the Authorized Officer On or before **01.12.2026.**

7. The property is being kept for auction without prejudice.

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

9. The intending bidders should submit their bids to Authorized Officer, at the branch office of Religare Finvest Limited situated at "Office No**.** 406 & 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri East, Mumbai-400099" in a cover scribing as "Bid for auction/sale of property, along with EMD by demand draft drawn/Pay Order in favour of "RELIGARE FINVEST LIMITED", payable at MUMBAI, on or before 5.00 P.M. **02.12.2026.**

10. 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.

11. The bid starts from the incremental value of **Rs.50,000/- (Rupees Fifty Thousand Only).** Further all the bids shall be increased in multiple of incremental value.

12. 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 Sale confirmation date 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.

13. The Auction Purchaser/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

14. 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.

15. Failure to remit the amount as required under clause (12) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application/bid.

16. In case of non-acceptance of offer of purchase amount of 10% paid along with the application will be refunded without any interest.

17. The Secured Creditor does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. Society outstanding /outstanding water /electric dues, property tax or any other charges if any.

18. On confirmation of sale by the secured creditor 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 favour of the purchaser in the Form given in 'Appendix V' to 'The Security Interest (Enforcement) Rules, 2002'.

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

20. The Authorized Officer/secured creditor 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.

21. 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/secured creditor in relation to the sale of the secured asset.

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

23. The interested parties may contact for further details/ clarifications and for submitting their application/Bid.
    Mr. Ramesh Singh; Mobile No. 9981508001.E-mail Id: ramesh.singh@religare.com
    Mr. Abid Shaikh, Mob No. 7507947356; E-mail id. abid.hasan@religare.com

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

Date: 12.11.2026

Authorised Officer
Religare Finvest Limited