

RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LTD.



Registered Office at 1407, 14th floor, Chiranjivi Tower, 43, Nehru Place, New Delhi – 110019

Corporate Office : 8th Floor, Max House, Block A, Dr. Jha Marg, Okhla Phase III, Okhla Industrial Estate, New Delhi - 110020

CIN No: U74899DL1993PLC054259, website: www.religarehometloans.com

E- AUCTION/SALE NOTICE

Notice is hereby given for conducting E-Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9(1) of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the **M/s Religare Housing Development Finance Corporation Limited** (hereinafter referred to as the “**Secured Creditor/RHDFCL**”). Whereas the below mentioned borrower failed to repay the loan amounts to the Secured Creditor, within 60 days from the date of the notice mentioned in table issued by its authorized officer under section 13(2) of the SARFAESI ACT 2002.

WHEREAS the Secured Creditor has pursuant to the powers vested in it through its authorized officer taken the POSSESSION of the mortgaged property as mentioned in table under the provisions of Rule 8(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4) of the SARFAESI ACT 2002 and in exercise of the powers conferred there under.

WHEREAS even thereafter the borrower has failed to repay the aforesaid loan amount to the Secured Creditor, the authorized officer of the Secured Creditor has decided to sell the scheduled properties/ies “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis through the process of **INVITING BIDS CUM AUCTION** for the below mentioned property/ies from the intending buyers on the following terms and conditions:

Borrower(s) Name & Address	Notice date and Possession date	Description of the property	Reserve Price EMD
Toofan Singh Rathore S/o Hari Singh Rathore House No.12 Shreekhandi Durgapeeth Road Near of Government School Shrikhandi Indore Madhya Pradesh-453331 And Kalabai Rathore W/o Toofan Singh Rathore House No.12 Shreekhandi Durgapeeth Road Near of Government School Shrikhandi Indore Madhya Pradesh-453331. Secured Debt (Amount In Rs.): Rs.7,75,785,22/- (Rupees Seven Lakh(s) Seventy Five Thousand Seven Hundred Eighty Five And Paise Twenty Two Only) As On 16-06-2021 Plus Future Interest & Costs.	Notice Issued U/s 13(2) of SARFAESI ACT 2002 on 18.06.2021 and Constructive/Physical Possession taken through Authorized Officer on 25.02.2025 under the provision of Sec 13 (4) of the SARFAESI ACT 2002	All That Piece And Parcel of Property Bearing House No. 12, Ward No.12, P.H No.3, Gram Shreekandi Gram, Panchayat Tithi, Tehsil Mhow, District Indore, Madhya Pradesh-453331 And It is Bounded As : North: House of Parwat Singh, South: Road, East: Field of Omprakash, West: Road	Rs. 19,60,000/- Rs. 1,96,000/-

Inspection of Property : 16.06.2025 from 11.00 A.M. to 02.00 P.M.

Last date for bid submission : 17.06.2025 till 5.00 PM

Date of E-auction : 18.06.2025 between 11.00 AM to 1 P.M with extension of 5 minutes each

TERMS AND CONDITIONS OF SALE: 1) Full description of the above property is available with Authorized officer. The properties/documents can be inspected after fixing date and time with the Authorized Officer. 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 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@c1india.com or Support@bankauctions.com (Helpline No 7291981124, 25,26). 5) Earnest Money Deposit (EMD) shall be deposited through electronic mode/RTGS/NEFT fund transfer to Current Account No. 15280200004845 Name of the Bank: Federal Bank, Name of the Beneficiary: Religare Housing Development Finance Corporation Limited, IFSC Code: FDR0L001528. Please note that the Cheque/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 is required to deposit 25% of the bid amount (inclusive of EMD), on the same day by electronic mode / DD / Cheque drawn in favour of “**M/s Religare Housing Development Finance Corporation Limited**” payable at **Delhi** and the balance amount shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Secured Creditor. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25% of sale price, whatever the case may be shall be forfeited by the “**RHDFCL**”, if the successful bidder fails to adhere to the terms of sale or commits any default. 8) The successful bidder shall bear all expenses including statutory dues/taxes/bills etc. to Municipal Corporation or any other authorities and fees payable for stamp duty, registration fee etc. for registration of the “**Sale Certificate**”. 9) 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. outstanding water/electric dues, property tax or other charges if any. 10) 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. 11) 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. 12) The Authorized Officer 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. 13) To the best of its knowledge and information, the “**RHDFCL**” is not aware of any encumbrances on the properties to be sold except of the “**RHDFCL**”. Interested parties should make their own assessment of the properties to their satisfaction. Secured Creditor does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid properties.

For any other information, contact at : 18001039711 / 18602664111 / 18003099711 email at : customerservice@religare.com may be contacted at the above address

STATUTORY 30 DAYS NOTICE UNDER RULE 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 auction, failing which the 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 : INDORE

Date : 07.05.2025

Authorised Officer
M/s Religare Housing Development Finance Corporation Limited

Note: Amount paid if any after issuance of SARFAESI Demand Notice, would be reckoned for ascertaining the dues payable at the time of realization/settlement.