

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: 406-407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri (East), Mumbai - 400099

APPENDIX-IV-A
AUCTION-CUM-SALE NOTICE

E-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)/Mortgagor(s) for conducting the E-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 and E-Auction shall be conducted through "Online Electronic Bidding" only through website <https://www.bankeauctions.com/> from 12.30 PM to 01.30 PM of 17/06/2026 (Scheduled Auction /Sale Date) with unlimited extensions of 5 minutes duration each for recovery of Rs.3,15,55,520.25/- (Rupees Three Crore Fifteen Lakh Fifty Five Thousand Five Hundred Twenty And Paise Twenty Five Only) as on 11-May-2026 along with up to date, interest, costs and charges due to the RFL from the Borrower(s) /Guarantor(s) / Mortgagor(s) namely M/S AAKHITARA BIBI THROUGH ITS PROPRIETOR AAKHITARA BIBI AT GAZIPUR, P.O KANGANBERIA, P.S. BISHNUPUR 24 PGS SOUTH, NEAR SAMUKHPOTA LAL GATE, WEST BANGAL - 743503, AAKHITARA BIBI W/O RAHAMATULLA AT GAZIPUR, UTTAR PARA, NAHAJARI, P.S. BISHNUPUR 24 PGS SOUTH, WEST BENGAL - 743503, ALSO AT VILL. GAZIPUR, P.O KANGANBERIA, P.S. BISHNUPUR, 24 PGS SOUTH, WEST BENGAL - 743503, HABIBUL HASAN SEKH AT GAZIPUR PASCHIM PARA, BISHNUPUR, 24 PGS SOUTH, NEAR DELHI PUBLIC SCHOOL, WEST BENGAL - 743503, ALSO AT VILL. GAZIPUR, P.O KANGANBERIA, P.S. BISHNUPUR, 24 PGS SOUTH, WEST BENGAL - 743503, RAHAMATULLA SK S/O ISMAIL SK AT GAZIPUR PASCHIMPARA, P.O- KANGANBERIA, P.S. BISHNUPUR NEAR DELHI PUBLIC SCHOOL, 24 PGS SOUTH WEST BANGAL - 743503 ALSO AT VILLAGE GAZIPUR, P.O KANGANBERIA, P.S. BISHNUPUR, 24 PGS SOUTH, WEST BENGAL - 743503, 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 14th day of April 2021 issued by its authorized officer under section 13(2) of the SARFAESI Act 2002.

Whereas the Secured Creditor has taken the physical possession of the mortgaged property as mentioned below pursuant to the powers vested in it through its authorized officer on 03/01/2024 in exercise of powers conferred on him under Section 13 (4) of the said SARFAESI Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, with the help of Mr. Arpan Mukherjee Court Bailiff-Cum-Court Commissioner Chief Judicial Magistrate Court South 24 Parganas Alipore, in compliance of the order dated 25th day of August 2022 passed by Hon'ble C.J.M. Alipore in Misc. Case No. 35 of 2022.

Notice regarding taking of such possession under the provisions of section 13(4) of the SARFAESI Act, 2002 was published in "BUSINESS STANDARD" (ENGLISH) & "AAJKAL" (BENGALI) editions newspapers on 06/01/2024 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 will be Rs.1,93,83,793/- (Rs.One Crore Ninety Three Lakh(s) Eighty Three Thousand Seven Hundred Ninety Three only) and the Earnest Money Deposit (EMD) will be Rs.19,38,379.30/- (Rs. Nineteen Lakh(s) Thirty Eight Thousand Three Hundred Seventy Nine and Paise Thirty only) i.e. 10% of the reserve price which shall be required to be submitted by way of DD/PO in favor of "Religare Finvest Limited" along with the Bid by the intended bidder(s)/purchaser(s) at RFL's Branch Office "406-407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri (East), Mumbai - 400099" on or before 5:00 PM of 16/06/2026 (last date for bid submission). The successful bidder/purchaser shall pay a deposit of at least 25% of the Sale Consideration [inclusive of EMD 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.



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Corporate Office: 7th Floor, Max House, Block A, Dr. Jha Marg, Okhla Phase III, Okhla Industrial Estate, New Delhi-110020, Phone No.:+91-11-6140 5300

www.religarefinvest.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 THE PIECE AND PARCEL OF LAND MEASURING AN AREA OF 115.75 DECIMALS TOGETHER WITH G+2 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING STANDING THEREON HAVING MEASURING AN AREA OF 3857 SQ. FT. IN THE GROUND FLOOR, 4115 SQ. FT. ON THE 1ST FLOOR AND 4115 SQ. FT. ON THE 2ND FLOOR TOTALING 12087 SQ. FT. LYING AND SITUATED AT MOUZA – GAZIPUR, J.L. NO. 24, RS NO. 107 COMPRISED IN RS & LR DAG NO. 342/963,332,334,338,333,270,342/962 UNDER KHATIAN NO. 452,201,431,444, LR KHATIAN NO. 587 & 430 PRESENT LR KHATIAN NO. 1252 UNDER THE JURISDICTION OF BISHNUPUR POLICE STATION WITHIN THE AMBIT OF NAHAJARI GRAM PANCHAYAT, WEST BENGAL.”

ON THE NORTH BY: GODDOWN,
ON THE SOUTH BY: BAKRAT ROAD,
ON THE EAST BY: VACANT LAND &
ON THE WEST BY: VACANT LAND

Nature of secured asset-Freehold

Known Encumbrances

RFL is not aware of any encumbrances on the secured asset to be sold. 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.

The property is being kept for auction without prejudice and will be subject to decision of Hon’ble Debt Recovery Tribunal III Kolkata in Securitization Application No.358 of 2021 which is filed by M/S Aakhitara Biwi & Another Versus Authorized Officer Religare Finvest Limited.

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. Dharani Krishna – Tel. No.: +91 7291971124,25,26 and Mobile +91-9948182222; email id – andhra@c1india.com).

For any other information, please contact Mr. Ramesh Singh on his Mobile no. 9981508001 or contact him at his e-mail id: ramesh.singh@religare.com, Mr. Pradeep Sen on his Mobile no. 9830692919 or contact him at his e-mail id: pradip.sen@religare.com & Mr. Abhishek Kumar Shukla on his Mobile no. 7303741199 or contact him at his e-mail id: abhishek.shukla1@religare.com

Dated: 18.05.2026



(ABHISHEK KUMAR SHUKLA)
AVP LEGAL
EMP. CODE- 62929