

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

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

The description of immoveable property to be sold is–

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

1. The secured asset mortgaged under loan No. **XMORKOL00067242** is being sold for recovery of **Rs.3,28,28,975/- (Rupees Three Crore Twenty Eight Lakh(s) Twenty Eight Thousand Nine Hundred Seventy Five Only)** as on **03-Aug-2026** along with up to date, interest, costs and charges.
2. The reserve price of the secured asset is **Rs.1,57,00,872.60/- (Rs. One Crore Fifty Seven Lakh(s) Eight Hundred Seventy Two and Paise Sixty only)** and under no circumstances; the secured asset will be sold below the reserve price. The Earnest Money Deposit (EMD) amount will be **Rs.15,70,087.26/- (Rs. Fifteen Lakh(s) Seventy Thousand Eighty Seven and Paise Twenty Six only)** i.e. **10% of the reserve price as mentioned above.**
3. The E-Auction shall be conducted through “Online Electronic Bidding” only through website <https://www.bankeauctions.com/> on **29.09.2026** from **12.30 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 on or before **5:00 PM** of **28.09.2026 (last date for bid submission)**. Prospective bidder may avail online training on E- auction from the service provider **M/s C1 India Pvt. Ltd.** through **Mr. P. Dharani Krishna** Mobile +91-9948182222 (between 09:00 AM to 09:00 PM) & through Support Team Mobile Nos.: +91 7291981124,25,26 (between 09:30 AM to 06:00 PM) and; email id – andhra@c1india.com / support@bankeauctions.com).
5. The secured asset is being sold on ‘**AS IS WHERE IS**’, ‘**AS IS WHAT IS**’, ‘**WHATEVER THERE IS**’ and ‘**NO RECOURSE**’ basis in all respects and to the best of its knowledge and information, mentioned below, the Secured Creditor is not aware of any other encumbrances on the immovable property to be sold. The intending bidders should make discrete and detailed enquiry as regards up to 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 **28/09/2026**.

7. The property is being kept for e-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. 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.
8. The intending bidders should submit their bids to Authorized Officer, at the branch office of Religare Finvest Limited situated at **"406-407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri (East), Mumbai - 400099"** in a sealed 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. of 28/09/2026** too.
9. 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.
10. The bid starts from the incremental value of Rs. 1,00,000/- (Rupees One Lakh Only). Further all the bids shall be increased in multiple of incremental value.
11. 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.
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. The EMD as well as payment made towards sale consideration will carry no interest. Payment could be made through Demand Draft/Pay Order in favour of "Religare Finvest Limited" only.
13. The Auction Purchaser/Highest Bidder shall deposit the applicable TDS if requisite 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 from the Sale Consideration.
14. 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.
15. In case of non-acceptance of offer of purchase amount of 10% paid along with the application will be refunded without any interest.
16. 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. outstanding water/electric dues, property tax or other charges if any.
17. 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'.
18. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
19. 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.
20. 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.

21. To the best of the knowledge of the authorized officer/secured creditor, there is no order of court/tribunal/authority restraining the secured creditor from selling the secured asset.
22. In case of discrepancy in the Vernacular language publication, the English newspaper will prevail over vernacular newspaper.
23. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application/Bid.
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| Authorized Officer: Mr. Ramesh Singh, | Authorized Officer: Mr. Pradip Sen |
| Mobile no. 9981508001 | Mobile no. 9830692919 |
| E-mail Id: ramesh.singh@religare.com | E-mail Id: pradip.sen@religare.com |
| Authorized Officer: Mr. Abhishek Kumar Shukla | |
| Mobile No. 7303741199 | |
| E-mail Id: abhishek.shukla1@religare.com | |

Dated: 26/08/2026

Authorised Officer

Religare Finvest Limited