

**RattanIndia Finance Pvt Ltd**

**Regd. Off** – S 29-32, Second Floor, Vasant Square Mall, Pocket V, Sector B, Vasant Kunj, New Delhi-110070.

**Branch Off:** 91 Springboard Lotus, Plot No. D-5, Road No. 20, MIDC Area, Marol, Andheri E, Mumbai, Maharashtra 400068. (CIN: U65100DL1995PTC071198)

**OPEN AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**Auction Sale Notice for sale of immovable assets under the securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower (s) /C-Borrowers (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **RattanIndia Finance Pvt Ltd.** i.e., secured Creditor on **01-08-2022** will be sold on “As is where is”, “As is what is”, and “Whatever there is” for recovery of **Rs. 4,10,64,742/- (Rupees Four Crore Ten Lakh Sixty-Four Thousand Seven Hundred Forty-Two Only)** as on **17-Oct-2023** subject to further interest and charges at contracted rate, due to the secured creditor from **N.J IMPEX (Borrower), Nikunj Vishwanath Agarwal & Jigna N Agarwal & Esha Electricals (Co-Borrowers).** The reserve price will be **Rs. 2,42,00,000/- (Rupees Two Crores Forty-Two Lakh Only)** and the earnest money deposit will be **Rs. 10,00,000/- (Rupees Ten Lakh Only).**

**DESCRIPTION OF PROPERTY**

All that the **Flat No.402 4th Floor, A Wing, Versova Aishwara Co-op. Housing Society Ltd, Building Plot No. 5, Near MHADA Telephone Building, SV Patel Nagar, Andheri West, Mumbai- 400 053.** Admeasuring approx. **1418 Sq. ft (Build-up). 1055 Sq. ft (Carpet Area)** along with Balcony.

<b>Date &amp; Time of Open Auction/Sale</b>	<b>20<sup>th</sup> November-2023, 11 am to 12 pm at the auction property address mentioned</b>
<b>Inspection of the property</b>	<b>17-Nov-2023 between 11 am to 5 pm (with prior appointment with the concerned officials)</b>
<b>Last date for submission of bid along with EMD</b>	<b>19-Nov-2023 before the Auction</b>

For detailed terms and conditions of sale, please refer to link provided in Secured Creditor’s website i.e., <https://www.rattanindia.in/notices>

In case of any difficulty in obtaining Tender Documents or Inspection of the Immovable Property / Secured Asset and for Queries, Please contact Concerned Officials of **RattanIndia Finance Pvt Ltd., Mr. Mahesh Chandanmal Jain (9870525598) or Ira Aggarwal (8826956998)** on Email : [Mahesh.Jain@rattanindia.in](mailto:Mahesh.Jain@rattanindia.in) & [Ira.Aggarwal@rattanindia.in](mailto:Ira.Aggarwal@rattanindia.in)

As contemplated U/s. 13(8) of the act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer. the secured asset shall not be sold or transferred by us, and no further steps shall be taken by us for transfer or sale of that secured asset.

**SALE NOTICE TO BORROWER/CO-BORROWER**

The above shall be treated as Notice to the Borrowers/Coborrowers to pay the same within 30 days from the date of publication.

**Date: 18<sup>th</sup> Oct 2023, Place: Mumbai**

**Sd/- Authorised Officer**

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

**SALE NOTICE UNDER SARFAESI ACT, 2002 (Hereinafter Referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT), RULES, 2002 (Hereinafter referred to as Rules)**  
Pursuant to Notice U/S 13(2) and 13(4) of the above Act, the possession of the below mentioned property was taken on behalf of RattanIndia Finance Pvt Ltd . by Authorized officer of the RattanIndia Finance Pvt Ltd on 01-08-2022 .  
Whereas the Authorized officer of the RattanIndia Finance Pvt Ltd has decided to sell the property described herein below on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” WHATEVER THERE IS” without recourse under rules 8 & 9 of the said Act, through Open Public Auction.

Names of the Borrowers / Co-Borrowers / Guarantors / Mortgagors		Amount Outstanding	
1. N.J IMPEX 2. Mr. Nikunj Vishwanath Agarwal 3. Jigna N Agarwal and Esha Electrical		Rs. 4,10,64,742/- due on 17.10.2023 subject to further interest and charges at contracted rate	
Date of Possession: 01.08.2022		Date of Demand Notice: 12.08.2021	
Description of Property		Reserve Price	EMD
Flat No.402 4th Floor, A Wing, Versova Aishwara Co-op. Housing Society Ltd, Building Plot No. 5, Near MHADA Telephone Building, SV Patel Nagar, Andheri West, Mumbai- 400 053. Admeasuring 1418 Sq. ft (Build-up). 1055 Sq. ft (Carpet Area) along with Balcony.		Rs. 2,42,00,000/-	Rs. 10,00,000/-
❖ DATE AND TIME OF Open AUCTION: 20.11.2023, 11 AM TO 12 PM at the auction property address mentioned above. ❖ LAST DATE FOR SUBMISSION OF BID along with EMD: 19.11.2023 ❖ INSPECTION DATE FOR ABOVE MENTIONED PROPERTY: 17-11-2023 between 11 am to 5 pm (with prior appointment with concerned officials)			

### TERMS AND CONDITIONS:-

- Sales are strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the **Authorized Officer of RattanIndia Finance Pvt Ltd , 2. Rd Number 16, Shree Krishna Nagar, MIDC Area, Marol, Andheri East, Mumbai, Maharashtra 400093** on any working day.
- Sealed tenders (in the prescribed tender documents only) along with the earnest money deposit (EMD) of Rs 10,00,000/- should be deposited in the office RattanIndia Finance Pvt Ltd , **91 Springboard, Plot No. D-5, Road No.20, MIDC Area, Marol, Andheri East, Mumbai, Maharashtra 400068** on or before date mentioned above. Payments should be made only by demand drafts/pay orders drawn on ascheduled bank in favour of “ RattanIndia Finance Pvt Ltd .” payable at par at **Mumbai** . Tenders that are not duly filled up or tenders not accompanied by the EMD, or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders and shall accordingly be rejected. The date of auction and time mentioned herein the above column.
- Documents: along with tender documents, the tenders should also attach copy of his / her photo identity proof such as self-attached copy of the Aadhar Card, driving license, copy of pan card issued by Income tax department etc.
- The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of Rs. 10,000/- . The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
- Upon Receipt of The Necessary Documents as mentioned above the bidder will be informed by e-mail of their acceptance & permission to participate in the open auction.
- The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during auction. The additional terms and conditions for tenderers/prospective purchasers participating in auction are:
  - A) Detailed Terms and Condition for Participating in the Auction, Format, Application, Declaration, etc., can be Downloaded from Website <https://www.rattanindia.in/notices>
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) within 48 hours of the closure of the auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 days of confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the Bank shall forfeit amounts already paid/deposited by the purchaser.
- The EMD of the unsuccessful bidder will be returned on the closure of the auction proceedings within 3 working days.
- The sale is subject to confirmation by the Bank. If the Borrower/Guarantor pays the amount due to the bank in full before date of sale, no sale will be concluded.
- To the best of knowledge and information of the AO, no other encumbrance exists on the mortgaged property, however the prospective tenderers are advised to do their own due diligence in this regard. The AO shall not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect to the aforesaid mortgaged property.
- Inspection of the aforesaid property can be done on **17-Nov-2023 between 11 am to 5 pm (with prior appointment with concerned officials)** by the interested parties/ tenderer after seeking prior appointment with AO. The AO has the right to reject any tender/ tenders (for either of the property) without assigning any reasons thereof.
- On compliance of terms of sale, Authorized Officer shall issue 'Certificate of Sale' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT/GST all other dues etc. to be borne by the purchaser.
- The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
- For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://www.rattanindia.in/notices>

In case of any difficulty in obtaining Tender Documents or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of RattanIndia Finance Pvt Ltd. **Mr. Mahesh Chandanmal Jain (9870525598) or Ira Aggarwal (8826956998) on Email : [Mahesh.Jain@rattanindia.in](mailto:Mahesh.Jain@rattanindia.in) & [Ira.Aggarwal@rattanindia.in](mailto:Ira.Aggarwal@rattanindia.in)**

As contemplated U/s.13(8) of the Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.

## SALE NOTICE TO BORROWER / GUARANTORS

The above shall be treated as Notice to the Obligates to pay the same within 30 days from the date of publication.

Sd/

Date- 18.10.2023, Place- Mumbai

Authorized Officer, RattanIndia Finance Pvt Ltd

**RattanIndia Finance Pvt. Ltd.**

(CIN: U65100DL1995PTC071198)

Regd. Off. Address: Regus Vasant Square, Level 3, Vasant Square Mall, Pocket V, Sector B, Vasant Kunj, New Delhi-110070

Website: [www.rattanindia.in](http://www.rattanindia.in) Email Id: [secretarial@gmail.com](mailto:secretarial@gmail.com)



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