

Date : 01.07.2025
Place : Gujarat

Sd/-,
Authorised Officer,
For Centrum Housing Finance Ltd

[IN THE EVENT OF ANY DISCREPANCY BETWEEN THE ENGLISH VERSION AND ANY OTHER LANGUAGE VERSION OF THIS AUCTION NOTICE, THE ENGLISH VERSION SHALL PREVAIL].

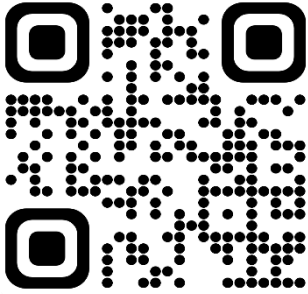


RAJ RADHE FINANCE LIMITED

Regd off: - 105 - 106 Tilakraaj Complex, Panchvati, Ambawadi, Ahmedabad - 380006.
CIN: - U67120GJ1985PLC007576; Email Id - info@rrfl.in; (O): - +91 7622020505

Terms and conditions of e auction

Property will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS” basis.

1.	Name and address of the Borrower	Mr. Manish Dangi Residing at: 41, AMRUTVILLAS, BEHIND SAL COLLEGE, BHADAJ, AHMEDABAD - 380060 Also, at: PLOT NO. 109 AS PER APPROVED PLAN, PLOT NO. 70 AND 71, GF KALHAR EXOTICA, SCIENCE CITY ROAD, SOLA TO SCIENCE CITY ROAD, AHMEDABAD - 380061	
2.	Name and address of the Secured Creditor	Raj Radhe Finance Limited 105 – 106 Tilakraaj Complex, Nr. Surya – Rath, Panchvati First Lane, Ambawadi, Ahmedabad - 380006	
3.	Description of the movable and immovable secured assets to be sold. E-auction Website QR Code: 	Sr. No	Details of property/ies 1 All those piece and parcels of immovable property being Bungalow admeasuring 15451.5 Sq. Ft (equal to 1717 Yards or 1436 Sq. Mtrs) constructed on non-agricultural land being Scheme Plot No. 109 (as per Sanctioned plans by AUDA, Sub Plot No. 71 of Sector-2), admeasuring 1605 Sq. Yrds (1342 Sq. Mtr) or thereabouts (including undivided rights in land admeasuring 150.5021 Sq. Mtrs in the internal road and common area of the entire land acquired by the said scheme) in the scheme of Sub Plot known as "KALHAR EXOTICA" the said scheme, organized on the land admeasuring 19823.84 Sq. Mtrs in the form of a proposed final plot (allotted in lieu of total land of revenue Survey nos. 605, 606, 620/1/1, 620/1/2, 621, 622/1, 622/2, 623, 624, 625/1, 625/2, 625/4, 626, 627, 628, 629/1, 629/2, 640/1, 640/2, 641, 642/1, 642/2, 643, 644/2, 644/3, 644/4, 645, 646/1, 646/2, 646/3, 646/4, 646/5, 644 + 647 + 648/1 paiki, 649/3 paiki, 649/4 paiki, 652 paiki, 654/2, 655 admeasuring about 254385 Sq. Mtrs) (Scheme Plot No.109 standing on the part of land bearing Survey No.624) in the Draft TP Scheme No.220,



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		situated lying and being at Village-Sola, Taluka Ghatlodia, in the registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola). Physical Possession was taken by Authorised officer of Raj Radhe Finance Limited on 29.09.2024.				
4.	Details of the Encumbrances know to the secured creditor.	To the best of knowledge and information as available to the Authorised officer, there are no encumbrances advised to RRFL. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put up on the auction and claims/rights/dues/litigations/affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the RRFL. The property is being sold with all existing and future encumbrances whether known or unknown to the RRFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party /claims /rights /dues etc				
5.	The secured debt for the recovery of which the property is to be sold.	DUES: Rs. 7,48,04,158/- (Rupees Seven Crore Forty-Eight Lakhs Four Thousand One Hundred Fifty-Eight Only) as on 30.06.2025.				
6.	Deposit of earnest money	<table><tr><th>Sr. No</th><th>EMD (Rs)</th></tr><tr><td>1</td><td>Rs. 1,62,00,000/-</td></tr></table> Being the 10% of Reserve Price to be remitted by RTGS/NEFT to Bank A/c. No. 50200060765775, Name of the Account: RAJ RADHE FIN LTD RECOVERY ACCOUNT, IFSC Code: HDFC00000006.	Sr. No	EMD (Rs)	1	Rs. 1,62,00,000/-
Sr. No	EMD (Rs)					
1	Rs. 1,62,00,000/-					
7.	Reserve price of the immovable secured assets. Bank account in which EMD to be remitted. Last Date within which EMD to be remitted.	<table><tr><th>Sr. No</th><th>Reserve Price (Rs)</th></tr><tr><td>1</td><td>Rs. 16,20,00,000/-</td></tr></table> EMD to be remitted directly by RTGS / NEFT to the - Bank Account Name: RAJ RADHE FIN LTD RECOVERY ACCOUNT - Bank Account No. 50200060765775 - IFSC Code: HDFC00000006 18.07.2025 upto 4:00 p.m.	Sr. No	Reserve Price (Rs)	1	Rs. 16,20,00,000/-
Sr. No	Reserve Price (Rs)					
1	Rs. 16,20,00,000/-					



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8.	Time and manner of payment.	The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.					
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held online at the web portal of Auction Tiger on 21.07.2025 from 03:00 p.m. to 05:00 p.m. with unlimited extension of 5 minutes.					
10.	The e-Auction will be conducted through RRFL approved services provider. E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of services provider as mention above.	• Auction Tiger at the web portal: https://sarfaesi.auctiontiger.net/EPROC/z • Contact no. Mr. Ram Sharma, Contact number: 8000023297/079-618136803. • E-mail Address: ramprasad@auctiontiger.net, support@auctiontiger.net					
11.	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	<table border="1"><thead><tr><th>Sr. No</th><th>Bid Increase amount in multiple of (Rs)</th></tr></thead><tbody><tr><td>1</td><td>Rs. 1,00,000/-</td></tr></tbody></table>	Sr. No	Bid Increase amount in multiple of (Rs)	1	Rs. 1,00,000/-	• Unlimited auto extension clause of 5 minutes • INR (RTGS/NEFT/Demand Draft)
Sr. No	Bid Increase amount in multiple of (Rs)						
1	Rs. 1,00,000/-						
12.	Date and Time during which inspection of the movable and immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specifications. Contact person with mobile number.	<table border="1"><thead><tr><th>Sr. No</th><th>Date and time of public inspection</th></tr></thead><tbody><tr><td>1</td><td>14.07.2025 from 11:00 AM to 1:00 PM</td></tr></tbody></table>	Sr. No	Date and time of public inspection	1	14.07.2025 from 11:00 AM to 1:00 PM	Shri Meet F. Shah +91 6359893923
Sr. No	Date and time of public inspection						
1	14.07.2025 from 11:00 AM to 1:00 PM						



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13.	Other Conditions.	a) Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by Auction Tiger may be conveyed through e-mail. b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz. ID card/Driving License/Passport etc. (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) valid e-mail ID, (v)contact number (mobile/Land Line) of the bidder etc., to be uploaded on Auction Tiger site by 18.07.2025 upto 4:00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer recovery@rrfl.in c) Names of the Eligible Bidders will be identified by the Auction Tiger, to participate in online e-Auction on the portal https://sarfaesi.auctiontiger.net/EPROC/ (name of the portal). User ID and Password will be generated by bidder themselves through Auction Tiger portal. d) The successful bidder shall be required to submit the final price, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. e) During e-Auction, if no bid is received within the specified time, Raj Radhe Finance Limited at its discretion may decide to revise opening price/scrap the e-Auction process/proceed with conventional mode of tendering. f) The RRFL service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. g) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the E-auction. h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
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		i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. j) The Authorised officer shall be at liberty to adjourn, postpone or cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason. k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with RRFL. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). n) The Authorised officer has absolute right to accept or reject any or all offers(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. o) The Authorised officer has absolute right to stop the ongoing e-bidding process in the midway without assigning any reasons thereof. p) The Authorised officer is not bound to accept the highest offer. q) In case of forfeiture of the amount deposited by the defaulting bidder, he / she shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. r) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. s) In case of immovable property, it will be the responsibility of the successful bidder to deposit the TDS being 1% (one percent) of the sale consideration in the Government account before making final payment of bid amount and submit proof to the Authorised officer of the RRFL.
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		t) The intending bidders should carry out due diligence and independent enquiries about the encumbrances, Title of the property, statutory and non -statutory dues, claims, rights, disputes, litigations, charges etc affecting the property prior to submitting the bid and Authorised officer of RRFL will not be responsible in any manner for any third-party claims, rights, disputes, dues etc. u) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the RRFL in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by RRFL. v) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.
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Date: 01/07/2025

Place: Ahmedabad

Sd/-
Authorised Officer
Raj Radhe Finance Limited