



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 Private Treaty 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	M/S. Shree Hari Oil Clining and Sortex Address: 43, Nirmal Industrial Park, Harnahoda Road, New GIDC Gozaria, At & Po- Gozaria, Dist: Mehsana- 382825.	
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 immovable secured assets to be sold. Private Treaty auction	Sr. No	Details of property
		1.	Commercial Property admeasuring 50.35 Sq. Mtrs., R.S. No. 1781 & Khata No. 7770 of Panchot, Office No. S/206, 2nd Floor, "Icon Arcade", Opp. Fortune Floreon, Near Panchot Circle, Radhanpur Road, At-Panchot, Tal. – Mehsana, Dist. – Mehsana, Gujarat. Physical Possession was taken by Authorised officer of Raj Radhe Finance Limited.
		2	Commercial Property admeasuring 68.01 Sq. Mtrs., R.S. No. 1781 & Khata No. 7770 of Panchot, Office No. S/207, 2 nd Floor, "Icon Arcade", Opp. Fortune Floreon, Near Panchot Circle, Radhanpur Road, At-Panchot, Tal. – Mehsana, Dist. – Mehsana, Gujarat. Physical Possession was taken by Authorised officer of Raj Radhe Finance Limited.
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 Private Treaty 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.	Rs. 3,25,11,401.69/- (Rupees Three Crore Twenty-Five Lakhs Eleven Thousand Four Hundred One and Sixty-Nine Paise Only) as on 23.04.2026.	



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6.	Deposit of earnest money	<table><tr><th>Sr. No</th><th>EMD (Rs)</th></tr><tr><td>1</td><td>1,60,000/-</td></tr><tr><td>2</td><td>2,10,000/-</td></tr></table>	Sr. No	EMD (Rs)	1	1,60,000/-	2	2,10,000/-
		Sr. No	EMD (Rs)					
		1	1,60,000/-					
2	2,10,000/-							
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: HDFC0000006.								
7.	Reserve price of the immovable secured assets.	<table><tr><th>Sr. No</th><th>Reserve Price (Rs)</th></tr><tr><td>1</td><td>16,00,000/-</td></tr><tr><td>2</td><td>21,00,000/-</td></tr></table>	Sr. No	Reserve Price (Rs)	1	16,00,000/-	2	21,00,000/-
		Sr. No	Reserve Price (Rs)					
		1	16,00,000/-					
2	21,00,000/-							
Bank account in which EMD to be remitted.								
Bids in seal pack covers to the registered office of Raj Radhe Finance Limited								
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: HDFC0000006								
The intending purchaser shall submit the offer in a sealed cover at the registered office of Raj Radhe Finance Limited on or before 24.09.2026 up to 4:00 p.m., together with proof of EMD and the required KYC documents. The property shall not be sold below the Reserve Price.								
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.	Offer will be opened on	Offers received up to the prescribed date and time will be opened and considered on 25.09.2026 between 02:00 p.m. and 04:00 p.m. The Authorised Officer/Secured Creditor may negotiate with one or more intending purchasers and may accept an offer at its sole discretion, subject to applicable law and confirmation by the Secured Creditor.						
10.	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.	Intending purchasers are advised to inspect the property between 02:00 P.M. to 4:00 P.M. on 16.09.2026 and to satisfy themselves, at their own cost, risk and responsibility, as to the condition, nature, extent, measurements, specifications, title, encumbrances, statutory and other dues, claims, rights, litigations, and all other matters relating to or affecting the property before submitting their offer.						



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	Contact person with mobile number.	Shri Meet F. Shah +91 6359893923
13.	Other Conditions.	a) The intending purchaser shall submit proof of EMD deposit/UTR number along with the offer and self-attested copies of: (i) proof of identification/KYC, (ii) current address proof, (iii) PAN card, (iv) valid e-mail ID and (v) contact number, at the registered office of RRFL by 24.09.2026 up to 4:00 p.m. Scanned copies may also be submitted to virati.shah@rrfl.in. b) An offer once submitted shall not ordinarily be cancelled or withdrawn. The successful purchaser shall be bound to purchase the property at the accepted sale consideration and failure to comply with the terms may result in forfeiture of amounts paid. c) Conditional offers may be treated as invalid. No request for change in an offer shall be entertained after submission unless specifically permitted in writing by the Authorised Officer. d) EMD of unsuccessful offerors shall be refunded to the respective bank accounts shared with RRFL, without interest, costs or charges. e) The Authorised Officer/Secured Creditor reserves the absolute right to accept or reject any or all offers, negotiate the consideration, adjourn, postpone, cancel or withdraw the private treaty sale process at any time before confirmation of sale, without assigning any reason. The Authorised Officer is not bound to accept the highest. f) The sale is subject to confirmation by the Secured Creditor and compliance with all applicable legal requirements. g) In case of forfeiture of any amount deposited by a defaulting purchaser, the purchaser shall have no claim over the property or over any subsequent sale proceeds. h) The successful purchaser shall bear all applicable stamp duty, additional stamp duty, transfer charges, registration expenses, fees, taxes and other expenses for transfer of the property. i) In case of immovable property, the successful purchaser shall deposit applicable TDS, including 1% of the sale consideration where legally applicable, in the Government account before making final payment and shall submit proof to the Authorised Officer j) The intending purchaser shall carry out independent due diligence regarding encumbrances, title, statutory/non-statutory dues, claims, rights, disputes, litigations and



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		charges affecting the property. RRFL and the Authorised Officer shall not be responsible for third-party claims, rights, disputes or dues. k) In the event of more than one offer being received, the bidder will be given an opportunity to improve their offer. l) In case of any dispute regarding validity of an offer, amount offered, EMD, eligibility of the purchaser, authority of a representative, or interpretation of these terms, the decision of the Authorised Officer shall be final, subject to applicable law. RRFL may cancel the sale and put the property to sale again. m) The Sale Certificate shall be issued only after receipt of the entire sale consideration and confirmation of sale by the Secured Creditor, in the name of the successful purchaser whose offer has been accepted. No request for change of name shall ordinarily be entertained.
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Date: 08/09//2026
Place: Ahmedabad

Sd/-
Authorised Officer
Raj Radhe Finance Limited