

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

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

Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgager(s) that the below described immovable property mortgaged/charged to the Secured Creditor i.e. M/s Religare Finvest Ltd. (in short 'RFL'), the physical possession of which has been taken by the authorized officer of RFL, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis at through E-Auction. The E - Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankeauctions.com/> on **21.01.2026 from 02.30 P.M. to 03.00 P.M.** with unlimited extensions of 5 minutes duration each for recovery of due as per Demand Notice dated 20.01.2017 along with further interest, costs and other charges, due to the RFL from the Borrower(s) /Guarantor(s) / Mortgagor(s) namely, **M/S. Golden Diamond Estates Pvt Ltd., M/S. Vikram Bakshi & Co. P. Ltd., Mr. Vikram Bakshi, Mrs. Madhurima Bakshi, M/S. Brite India Pvt Ltd., M/S. Jupiter Estates & Builders Pvt Ltd., M/S. Panipat Properties Pvt Ltd., M/S. Karmyogi Finlease Pvt Ltd., M/S. Kalanidhi International Pvt Ltd.** The reserve price will be **Rs.4,96,53,0000/- (Rupees Four Crore Ninety Six Lakh Fifty Three Thousand Only)** for the property details of the same mentioned in below table:

DESCRIPTION OF IMMOVABLE PROPERTIES	Reserve Price	EMD Amount
All that pieace and parcel of property First floor portion without roof rights, Area Admeasuring 1661 Sq Ft., Out of 1/9th undivided share of a leasehold built up property bearing Municipal Nos. 9285, 9286, 9287, 9290-A, 9290, 9201, 9201-A, 9291-B, 9288, 9289, 9288-A, 9288-B, 1/150 and 1/150-A with back joint open compound and garage, along with 1/9th undivided, indivisible and impartible leasehold rights in land underneath measuring 0.712 acres or 31013.38 8q. Ft. situated at Block N, Outer Circus, Connaught Circus, New Delhi.	Rs.4,96,53,0000/- (Rupees Four Crore Ninety Six Lakh Fifty Three Thousand Only)	Rs.50,00,000/- (Rupees Fifty Lakh Only)

Known Encumbrances

As per knowledge of RFL there is an encumbrances of NDMC, New Delhi on the secured asset to be sold. Interested parties should make their enquiries from the office of NDMC,

New Delhi at 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.

Detailed Terms & Conditions for Sale:

1. E - Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com/> Bidders are advised to go through for the detailed terms and conditions of auction sale and process before taking part in the e-auction sale proceedings.
2. 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. Prospective bidder may avail online training on E- auction from the service provider 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)
3. The intending purchasers may inspect the secured assets and/or title documents of the secured asset after fixing date and time with the Authorized Officer on or before **19th Jan 2026**.
4. The intending purchaser should conduct due diligence on all aspects related to the properties to his/her satisfaction. The intending purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.
5. The intending bidders should submit their bids to Authorized Officer, at the office of Religare Finvest Limited situated at "**7th Floor, Block A, Max House, Dr. Jha Marg, Okhla Phase III, New Delhi-110020**" in a sealed cover scribing as "Bid for Auction/Sale of properties, along with EMD by demand draft drawn/Pay Order in favor of "**Religare Finvest Limited**", payable at Delhi, on or before **Dated 20th Jan 2026 till 05:00 P.M.** 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. Once bid is submitted by the bidder, the same cannot be withdrawn.
6. 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.
7. That the successful 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 the date of confirmation of sale by RFL. The EMD as well as the sale price paid by the interested bidder carry no

interest. Payment shall be made through the payment modes i.e. DD/RTGS/NEFT.

8. The Auction Purchser/Highest Bidder shall deposited the TDS 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 form the Sale Consideration.”
9. 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.
10. Failure to remit the amount as required under clause (7) above, will cause forfeiture the entire deposited amount already paid including EMD amount which was paid along with application/bid.
11. In case of non-acceptance of offer, the EMD shall be refunded without any interest.
12. The RFL does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of properties offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any. The successful bidder shall bear all expenses including pending dues of any Development authority, if any statutory dues/tax/utility bills etc. to Municipal Corporation or any other authority/agency and the fees payable for the stamp duty registration etc. for registration of sale certificate.
13. On confirmation of sale by the RFL 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 favor of the purchaser in the Form given in ‘**Appendix V**’ to ‘The Security Interest (Enforcement) Rules, 2002’.
14. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
15. The Authorized Officer/RFL 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.
16. 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/RFL in relation to the sale of the secured asset.
17. To the best of the knowledge of the authorised officer/RFL, there is no order of court/tribunal/authority restraining the secured creditor from selling the secured asset.

18. The interested parties may contact the following Authorized Officer for further details/ clarifications and for submitting their application/Bid.

Mr. Shiv Kant Tyagi; E Mail: shiv.tyagi@religare.com; Mobile No.8077419253;
Mr. Surjeet Guleria; E Mail: surjeet.guleria@religare.com; Mobile No. 9877363545;

19. In case of discrepancy in the Vernacular language publication, the English newspaper will prevail over vernacular newspaper.

Dated: 01.01.2026

Authorised Officer
Religare Finvest Limited