



RARE ASSET RECONSTRUCTION LIMITED

Regd. Office: 104 -106, Gala Argos, Nr. Harikrupa Tower, Gujarat College Rd, Ahmedabad- 380006 Tel- 07940092295

PUBLIC NOTICE FOR SALE

E- Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) for immovable of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Mortgagees and Guarantors that the below described immovable properties mortgaged/charged to Secured Creditors, the physical possession of which has been taken by the Authorised Officer (AO), of Rare Asset Reconstruction Ltd, Secured Creditor, will be sold on "As is, Where Is" "As is, What Is" and "Whatever there is" basis for recovery of dues from the Borrower/Guarantors.

Name of the Borrower & Guarantors	Particulars of the Property	Outstanding Dues amount	Reserve Price (Rs. In Lakh)	EMD Amount (Rs. In Lakh)	Inspection Date
M/s. Basudeo Vaniya Private Limited Guarantors: Shri Rakesh Pirogiwal, Shri Om Prakash Surekha, Shri Sanjay Jhunjhuwla, M/s Swastik Infra con Private Limited, M/s Upkar Distributors Private Limited (Guarantor)	Leasehold land measuring 3.0490 cottahs together with 2 stories building measuring about 1100 sq.ft per floor (super built up) erected or constructed on the said land situate lying at and being Plot No. CA88 Sector-I, Salt lake city, P.S-Bidhannagar (North), Ward no-1, Under Salt Lake Municipality, Kolkata - 700064, District: North 24 Parganas.	Rs.9350.00 Lakh as on 31.07.2026	Rs. 59.72	Rs.6.00	Mutually convenient date & Time
	Land admeasuring 55.11 kottah situated at Holding No-9, Canal Side Road(Nazrul Station Road),together with single story building , Plinth area 900 sq.ft, Ward No-29,P.O-Garia,P.S Sonerpur, Dist-South 24 Parganas, Kolkata – 700084		Rs.455.00	Rs.45.50	
	Land admeasuring 83.64 Kottah (including pond area i.e.7.26 Kottaha) together with Building (1965 sq.ft)at Mouza- Magurkhali, J.L.No-44,R.S.Khatian No-585,269,226, 115,L.R.Khatian No102, 455,DagNo-348,349,350,351,352/ 643,P.S-Baduria, ward no-17,Dist-North 24 Parganas.		Rs.96.00	Rs.9.60	
	ALL THAT piece and parcel of land containing an area of 05 Cottahs 10 Chittaks, be the same a little more or less TOGETHER WITH in shade structure standing thereon measuring an area of 300 Sq.Ft. be the same a little more or less lying and situated at and being a portion of Premises No. 211E, Bagmari Road, Kolkata-700 054, comprised in Holding No. 89, Sub Division – X, District -II in Dihi Panchannagram, Police Station South Manicktala, Sub Registration Office Sealdah, District 24 Parganas (North) within the limit of Kolkata Municipal Corporation, Ward No. 32, shown in the map or plan annexed herewith and delineated with "RED BORDER"		Rs.162.00	Rs.16.20	

Gist of the terms & conditions appearing in Bid Document

* Date & Time of E-Auction: 31.08.2026 (Monday) from 2:00 PM to 3:00 PM (with auto extension clause in case of bid in last five minutes before closing) * Last Date of EMD Payment: 31.08.2026 (Monday) up to 12.00 PM * The Auction will be conducted through online portal: <https://sarfaesi.auctiontiger.net>, as per the further terms and conditions of the Tender document and as per the procedure set out therein. * The Tender Document can be obtained from <https://sarfaesi.auctiontiger.net> * Each Bid has to be supported by a deposit of the EMD as per the terms and conditions detailed in the Tender Document.* The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. * The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including EMD. * The Bids may be increased in multiples of Rs.5,00,000/- (Rupees Five Lakh Only) for property 1, 3 and 4, and Rs. 20,00,000/- (Rupees Twenty Lakh only) for property 2 * In the event the auction scheduled herein above fails for any reason whatsoever, Rare ARC has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002 * At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/ offer or post-pone/ cancel auction without assigning any reason thereof and without any prior notice * For Queries related to User ID/password, Bidder may contact at any working day during office hours to Rare ARC's service provider: e-Procurement Technologies Ltd., (Auction Tiger), on email id: support@auctiontiger.net or on mobile no.: 91-9265562818, 9265562821, 9374519754 * For any query related to the auction, Bidder may contact at any working day during office hours: * For any query, Bidder may contact at any working day during office hours: Ms. Jinal Shah (AO), Rare ARC, Mobile No.- 8153834053/9924119996 or Email: shahinj@rarearc.com / jinals@rarearc.com / operations@rarearc.com , Website: www.rarearc.com

Statutory 15 Days sale notice under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002

Borrower/Guarantors/Mortgagor are hereby Notified for sale of immovable secured assets towards realization of outstanding dues of Secured Creditor.

Place: Ahmedabad
Date: 13.08.2026

Sd./- Authorized Officer,
Rare Asset Reconstruction Limited