



RARE ASSET RECONSTRUCTION LIMITED

Regd. Office: 104-106, Gala Argos, Nr Harikrupa Tower, Gujarat College Rd,
Ahmedabad- 380006 Tel- 079-45932702

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) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers/ Mortagors and Guarantors that the below described immovable properties mortgaged/charged to Secured Creditor, possession of which has been taken by the Authorised Officer (AO) of Secured Creditor will be sold on "As is, Where Is" "As is, What Is", "Whatever there is" and "without Recourse" basis for recovery of dues from Borrower & Guarantors.

Name of the Borrower & Guarantors/ Mortagors	Particulars of the Property	Possession Status	Outstanding Dues with further interest & cost thereon	Reserve Price	EMD Amount (Last date of Submission of EMD)	Date & Time of Inspection
Borrowers: M/s Bigboss Infotech Limited & M/s Elba Enterprises Limited Guarantors: Mr. Vikas Bafna, Mrs. Jyoti Bafna & Mrs. Bimla Devi Bafna Corporate Guarantor: M/s Adarsh Properties Pvt. Ltd. & M/s Bigboss Palace Pvt. Ltd. (Elba Enterprises Ltd. also a guarantor for Bigboss Infotech Ltd.)	<p>1. All that piece and parcel of property consisting of undivided half share of land measuring area 8 cottahs 2 chittaks 6 sq. ft. to be the same or a little more or less comprised in holding no. 198 in Block No. 1 in the south Division of town of Calcutta, P.S- Muchipara, within the registration District of Registrar of Assurances Calcutta together with tenanted party one storied and party two storied brick built dwelling house at and being Municipal Premises no. 32, Sankaritolla Street, formerly 19/2 and thereafter 32, Sankaritolla East Lane, Calcutta 700012 situated within Municipal Ward No. 50 of the Calcutta Municipal Corporation.</p> <p>2. Land measuring area 6 cottahs 13 chittaks 2 sq. ft. to be the same or a little more or less with the entire ground floor plus 8 storied building and also land measuring about 1 cottahs 2 chittaks 2 sq. ft. both being portions of premises no. 6/1, Moira Street, Kolkata, within the limits of Kolkata Municipal Corporation and Known as premises no. 11/1A, Rowdown Street (Sarojini Naidu Sarani), P.S- Shakespeare Sarani, Kolkata- 700071</p>	Constructive	Rs. 69,367.11 Lakh as on 31.07.2023	Rs. 120 Lakh	Rs. 12 Lakh (16.02.2026-Monday)	Properties can be inspected by the interested buyers on mutually convenient day
		Constructive		Rs. 2517 Lakhs	Rs.252 Lakh (16.02.2026-Monday)	

Gist of the terms & conditions appearing in Bid Document

Date & Time of E-Auction: 17.02.2026 (Tuesday) from 2:00 PM to 3:00 PM (with auto extension clause in case of bid in last five minutes before closing) * E-auction for property at Sr. No. 1 above is under **Swiss Challenge Method** to discover the market price and based on an existing offer in hand. Any purchaser interested to buy the property may offer a higher amount. The first right to refusal to match the higher offer will be with the Original Offeror and in case the Original Offeror fails to match the higher price, the property may be sold to such bidder who has submitted a higher offer. * 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 at Sr. No 1 and Rs.25,00,000/- (Rupee Twenty Five Lakhs) for property at Sr No 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 the 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@auciton tiger.net or on mobile no.: 91-9265562818, 9265562821, 9374519754 * For any query related to the auction, Bidder may contact to Rare ARC at any working day during office hours to Ms. Shahin Jamali, AO, Rare ARC on 079-45932702, Mobile No: 8153834053, Email: shahin@rarearc.com/snehal@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/Mortagor are hereby Notified for sale of immovable secured assets towards realization of outstanding dues of Secured Creditor.

Place: Ahmedabad
Date: 29.01.2026

Sd/-, Authorized Officer,
Rare Asset Reconstruction Limited

16 cm x 15 cm