RARE ASSET RECONSTRUCTION LIMITED

Regd. Office: 104-106, Gala Argos, Nr Harikrupa Tower, Gujarat College Rd,Ahmedabad- 380006
Tel- 079 4009 2295

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 Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers/Guarantors/Security Providers/Obligors that the below described immovable properties mortgaged/charged to Secured Creditors/ NCD Holders, the possession of which has been taken by the Authorised Officer (AO) of Secured Creditor/NCD Holder, will be sold on "As is, Where is", "As is, What is", "Whatever there is" and "Without Recourse" basis for recovery of dues from the Borrowers/Guarantors/Security Providers/Obligors.

Name of the Borrowers/Guarantors/ Security Providers/ Obligors	Particulars of the Property	Possession	Outstanding Dues	Reserve Price	EMD Amount	Date and Time of Inspection
Borrowers/NCD Issuers: M/s Theme Life Spaces Private Limited & Theme Residency Private Limited Guarantors/Security Providers/Obligor: Haresh Gurbux Doultani, Vinod Gurbux Doultani, Theme Developers Private Limited (under CIRP), M/s Priya Construction, M/s Tristar Developers, M/s Shree Tirupati Developers, Mr. Kapil Mahendra Sharma, Ms. Rajdaksha Mahendra Sharma	1. All the piece and parcel of land or ground bearing (i) Gat No. 59/A/2/E admeasuring 71 Ares equivalent to 7100 square meters or thereabouts, (ii) Gat No. 59/A/2/F admeasuring 79.9 Ares equivalent to 7990 square meters or thereabouts and Gat No. 59A/3A admeasuring 28.50 Ares equivalent to 2850 square meter or thereabouts admeasuring in the aggregate 17,940 square meters or thereabouts both situate, lying and being at village Chitalsar **Manpada**, Thane Taluka and District Thane.	Symbolic	In aggregate outstanding NCD payments of Rs. 855.5 cr as on June 30, 2025 along with further interest and cost thereon & Rs. 70.26 Cr as on August 31, 2025 along with further interest and cost thereon.	161.60 cr	16 cr	On mutually convenient date & time
	2. All that piece and parcel of land bearing Tikka No. 23, City Survey No. 91/4 admeasuring 923.91 sq. mitts., of Village Chendani being, lying and situate at Dada Patil Road, Near Railway Station, **Naupada**, Thane within the limits of Thane Municipal Corporation and Registration and Sub-District Thane.			7.36 Cr	0.74 Cr.	

Gist of the terms & conditions appearing in Bid Document

*** Date & Time of E-Auction**: November 02, 2026 (Monday) from 02:00 PM to 03:00 PM (with auto extension clause in case of bid in last five minutes before closing) * **Last date for payment of EMD:** November 02, 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.50,00,000/- (Rupees Fifty Lakh Only) for property 1 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 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@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: Mr. Kunjal Acharya, AO, Rare ARC on Mobile No: +917069960299 / +919925189558, Email: shahinj@rarearc.com or 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

Borrowers/Guarantors/Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of Secured Creditor.

Place: Ahmedabad
Date: 15-10-2026

Sd./-
Authorized Officer,
Rare Asset Reconstruction Limited