

APPENDIX-IV-A**AUCTION-CUM-SALE NOTICE****Auction-cum-Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI Act), 2002 read with proviso to Rule 8(8) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgagor(s) for conducting the auction-cum-Sale of the below described immovable property (in short 'property') mortgaged/charged to the Secured Creditor (i.e., M/s Religare Finvest Ltd., in short 'RFL') The undersigned are offers for Sale at "Reserve price" as mentioned below on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis till 2.30 PM of 16/10/2025 (Scheduled Auction /Sale Date) for recovery of **Rs.1,56,21,707.14/- (Rupees One Crore Fifty Six Lakhs Twenty One Thousand Seven Hundred Seven And Paise Fourteen Only)** as on 13/08/2019 along with up to date, interest, costs and charges due to the RFL from the Borrower(s) /Guarantor(s) /Mortgagor(s) namely, 1) **Venus Rolling Mills Pvt Ltd now Known as Shantech International Pvt Ltd** (Successful Bidder of Venus Rolling Mills Pvt Ltd as going concern in Liquidation), 2) **Kusum Panwar** 3) **Narendrasingh Panwar** 4) **Yatendrasingh Panwar** as the said above mentioned Borrower(s) /Guarantor(s) /Mortgagor(s) have failed to repay the loan amounts of the Secured Creditors within 60 days from the date of notice dated 13.08.2019 issued by its authorized officer under section 13(2) of the SARFAESI Act 2002.

Whereas the Secured Creditor has taken the Actual Physical possession of the mortgaged property as mentioned below pursuant to the powers vested in it through its authorized officer on **02/07/2022** under the provisions of Section 13(4) of the SARFAESI Act, 2002 read with Rule 8(1) of 'The Security Interest (Enforcement) Rules, 2002' and in exercise of powers conferred there under. Notice regarding taking of such possession under the provisions of section 13(4) of the SARFAESI Act, 2002 was published in the **Indian Express (English) & Loksatta (Marathi)** editions newspapers on **06/07/2022** under Rule 8(2) of The Security Interest (Enforcement) Rules 2002.

And whereas even thereafter the borrower(s) /Guarantor(s) /Mortgagor(s) failed to repay the aforesaid loan to the RFL. Accordingly, the authorized officer of the Secured Creditor has decided to sell the said scheduled property.

The reserve price for the auction of said property will be **Rs.1,47,92,941/- (Rupees One Crore Forty Seven Lakhs Ninety Two Thousand Nine Hundred Forty One Only)** and the Earnest Money Deposit (EMD) will be **Rs. 14,79,294.10/- (Rupees Fourteen Lakhs Seventy Nine Thousand Two Hundred Ninety Four and Paise Ten Only)** i.e. 10% of the reserve price which shall be required to be submitted by way of DD/PO in favor of "Religare Finvest Limited" along with the Bid by the intended bidder(s)/purchaser(s) at RFL's Branch Office "Office No. 406, 407, 4th Floor, So Lucky Corner, Chakala, Andheri Kurla Road, Andheri East Mumbai-400099" on or before **5:00 PM of 15/10/2025 (last date for bid submission)**. The successful bidder/purchaser shall pay a deposit of at least 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 Sale confirmation date.

SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel of Immovable Properties Situated at Apartment/Duplex No.805 & 905, Eight and Ninth Floor, "Leela Garden" On Plot No. 2, Corporation House No.2256 & 2256 /A, Ward No. 75, Mouza Somalwada, Khasra No. 1/81 (1/2 Old), City Survey No. 6/1 & 6/2, Sheet No. 228/11, P.H.No. 37, Situated At Shen Nagar, Nagpur, Maharashtra-440015 (Admeasuring About 177.487 Sq. Meter) And **Bounded By:- East:- Plot No. 1, West:- Plot No. 3, North:- Road, South:- Road**
Nature of Asset: Freehold

Litigation:

SA filed by borrower against RFL in DRT Nagpur, which is yet pending.

Known Encumbrances

Apart from above, RFL is not aware about any other legal encumbrances on the secured asset to be sold except itself. Interested parties should make their 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.

For detailed terms and conditions of the sale, please refer to the link/URL provided in RFL (Secured Creditor's) website i.e., <https://www.religarefinvest.com/auction-notices...>

For any other information, please contact Mr. Ramesh Singh Mobile No. 9981508001 or contact him at his e-mail id: ramesh.singh@religare.com and Mr. Vinod Singh on his Mobile No. 9821577551 or contact him at his e-mail id: singh.vinod2@religare.com.

Authorised Officer
Religare Finvest Limited

Dated: 10/09/2025