

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(6) & 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)/Mortgager(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" through E-Auction. The E - Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankeauctions.com> from **02.30 PM to 03.30 PM of 23.06.2026** (Scheduled Auction /Sale Date) with unlimited extensions of 5 minutes duration each for recovery of **Rs.3,79,59,386.31/- (Rupees Three Crore Seventy Nine Lakhs Fifty Nine Thousand Three Hundred Eighty Six And Paise Thirty One Only)** as on **08.06.2017** along with up to date, interest, costs and charges due to the RFL from the Borrower(s)/Guarantor(s)/Mortgagor(s) namely, **1) Panchvati Builders 2) Sunil Vishwambarnath Tiwari 3) Suman Sunil Tiwari** 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 08/06/2017 issued by its authorized officer under section 13(2) of the SARFAESI Act, 2002.

Whereas the Secured Creditor has taken the Physical possession of the mortgaged property as mentioned below pursuant to the powers vested in it through its authorized officer on **16/03/2018** 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 **The Free Press Journal (English) & Navshakti (Marathi)** editions newspapers on **21/03/2018** 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.3,41,13,555/- (Rupees Three Crore Forty-One Lakhs Thirteen Thousand Five Hundred Fifty-Five Only)** and the Earnest Money Deposit (EMD) will be **Rs.34,11,360/- (Rupees Thirty Four Lakhs Eleven Thousand Three Hundred Sixty 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 22.06.2026 (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 LAND BEARING KHASRA NO.62; (PART) CONTAINING BY ADMEASUREMENT 0.15 HECTARES (I.E., 1500 SQ.MTRS) OF MOUZA NARI PATWARI HALKA NO. 11, TOGETHER WITH THE MULTI-STOREYED BUILDING AND TO BE KNOWN AND STYLED AS "SUMAN VATIKA" BEARING CORPORATION HOUSE NO. 2956/6, BHOGWATDAR CLASS-1, K.N.62, P.H.N.11, K.N.386, CITY SURVEY NO. 260, AND SHEET NOS. 889/64, AND 892/53, OF MOUZA NARI SITUATED AT NARI ROAD, NARI NAGPUR WITHIN THE LIMITS OF THE NAGPUR MUNICIPAL CORPORATION WARD NO.57 IN TEHSIL AND DISTRICT NAGPUR AND THE SAME IS **BOUNDED AS UNDER**: ON OR TOWARDS EAST: 7.5 MTRS ROAD & KH. NO. 61/3, C.S.NO. 259, ON OR TOWARDS SOUTH: WESTERN COAL FILD'S WALL, ON OR TOWARDS WEST: C.S. NO 197, 198, 199 AND 199/A, ON OR TOWARDS NORTH: 7.5 MTRS ROAD & C.S. NO. 196 & 200/A

NOTE: FLAT NO. 103, 206 AND 301 OF SUMAN VATIKA PROJECT IS EXCLUDED FROM THE PROPOSED PROPERTY TO BE AUCTIONED AS RELIGARE FINVEST LIMITED HAVE ALREADY ISSUED NOC FOR THE SAME AND ACCORDINGLY NOW DON'T HAVE ANY KIND OF CHARGE ON THE SAME.

Nature of Property: Freehold

Known Litigation : Borrower have filed Securitization Application against RFL before DRT Nagpur, which is pending till date. There is no stay or any injunction operating against RFL. (Case No. SA/69/2018)

Home buyers have raised objection on earlier auction and sent us legal notice through their Advocate and RFL have reverted on the same.

The property is being kept for auction without prejudice and will be subject to decision of Hon'ble Debt Recovery Tribunal Nagpur filed by Borrower

Known Encumbrances

Apart from above, RFL is not aware about any other legal encumbrances on the secured asset to be sold. 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.religareinvest.com/auction-notices>

For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through **Mr.P. Dharani Krishna 9948182222** (Timings: 9.00 am to 9.00 pm) and C1 India Pvt Ltd, Support team Mobile Nos.: +917291981124 /25 /26 (Timings : 9.30 am to 6.00 pm); Email id andhra@c1india.com

For any other information, please contact **Mr. Ramesh Singh**; Mobile No. 9981508001, E-mail id: ramesh.singh@religare.com and **Mr. Pravinchand Ramnarayan Prasad**; Mobile No. 9870855606 E-mail id: pravinchand.prasad@religare.com.

Date: 22.05.2026

Authorised Officer -
Religare Finvest Limited