

STARTECK FINANCE LIMITED

Registered office: 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai 400057.
Tel: +91 22 4287 7800 Fax: +91 22 4287 7890 CIN: L51900MH1985PLC037039

As per Appendix IV A

Public notice for Sale/Auction of immovable properties {under SARFAESI Act read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules}

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to M/s Kanaka & Associates (the Borrower) that the below described immovable property mortgaged/charged to Starteck Finance Limited (earlier known as Nivedita Mercantile and Finance Limited) ("**Secured Creditor**"), the physical possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 21st August 2025, for recovery of Rs. 38,23,86,231 (Rupees Thirty Eight Crore Twenty Three Lakh Eighty Six Thousand Two Hundred and Thirty One) due to the Secured Creditor from the Borrower as on 30th June, 2025, along with further interest and all other costs, expenses and all amounts payable until the amounts are completely paid. The reserve price will be Rs. 42,00,00,000 (Rupees Forty Two Crores only) and the earnest money deposit will be Rs. 5,00,00,000 (Rupees Five Crore only).

Description of mortgaged property / secured immovable property/ Secured Assets

All that sub -divided Units bearing Unit No. B-01 Ground Floor, B Wing; Unit No. B – 02, Ground Floor, Unit No. 03, Ground Floor B Wing, Unit No. 04, Ground Floor B Wing, Unit No. A 201, 2nd Floor A Wing, Unit No. A 202, 2nd Floor A Wing, Unit No. A 101, 1st Floor A Wing, Gala No. B101 1st Floor B Wing, Gala No. B 201 2nd Floor B Wing, Unit No. A 302 3rd Floor A Wing, Unit No. A 306 3rd Floor A Wing, Unit No. B 302 3rd Floor B Wing, Unit No. A 403 4th Floor A Wing, Unit No. B 402 4th Floor B Wing, Gala No. B 403 4th Floor B Wing and Unit No. B 406 (b) 4th Floor B Wing. The area of the units are more particularly specified in Annexure hereunder.

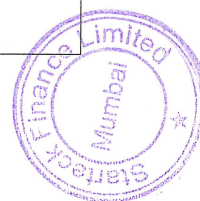
All situated in a building known as Sunteck Kanaka Corporate Park CSL, which is constructed across Plot No. 29 and Plot No. 34 with combined areas of both plots as follows:

Plot No. 29 admeasuring 1180 square meters
Plot No. 34 admeasuring 1175 square meters

Boundaries of Plot No. 29
North: Plot No. 30
South: 20mtrs wide road
East: 10 mtrs wide road
West: Plot No. 34

Boundaries of Plot 34
North: Plot no. 33
South: 20 mtrs wide road
East: Plot No. 29
West: 10 mtrs wide road

Situated at Section II, Patto Plaza, Panaji and Goa



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Date of E-Auction & Time: 21th August, 2025, between 11:30 am to 12:30 pm.

Property Inspection Date & Time: 04th August, 2025 to 08th August, 2025 [with prior appointment].

Date, Time & Location to access Documents : Between 04th August, 2025, to 08th August, 2025](11 am to 3 pm) with prior appointment at Sunteck Kanaka Corporate Park, Patto-Panjim, North Goa, Goa

Last Date & Time for submission of Bid/EMD: 11th August, 2025, before 5 pm.

For detailed terms and conditions of the sale, details of all encumbrances and other relevant details of the properties, please refer Secured Creditor's website link i.e. <https://www.starreckfinance.com> and <https://sarfaesi.auctiontiger.net>

Authorised Officer

Date: 17th July 2025

Place: Goa



ANNEXURE

Sr. No. (As per OC Plan)	Sr. No. (As per Order)	Unit No.	Floor	Carpet Area Sq. Mtrs. (Occupancy Certificate)
1	1	B-01	Ground Floor	90.00
	2	B-02	Ground Floor	90.00
	3	B-03	Ground Floor	14.00
	4	B-04	Ground Floor	162.00
2	5	A-101	First Floor	379.55
3	6	B-101	First Floor	379.55
4	7	A-201	Second Floor	218.50
	8	A-202	Second Floor	218.50
5	9	B-201	Second Floor	437.00
6	10	A-302	Third Floor	48.82
7	11	B-302	Third Floor	48.82
8	12	A-306	Third Floor	70.00



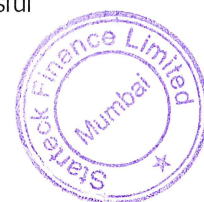
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9	13	A-403	Fourth Floor	92.00
10	14	B-403	Fourth Floor	92.00
11	15	B-402	Fourth Floor	48.82
12	16	B-406(b)	Fourth Floor	40.00

TERMS & CONDITIONS

- 1) The above Secured Assets shall be sold on the basis of **"As is where is, As is what is, whatever there is and without recourse"** and not to be sold below the Reserve Price mentioned as above
- 2) Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact the authorized officer Mr Rakesh Mourya having address at 5th Floor, Sunteck Centre, 37-40, Subhash Road, Vile Parle East, Mumbai-400057 having email address finance@starteckfinance.com / legal@starteckfinance.com (Authorized Officer) (between 11 am to 3pm) (mail to be sent on both email id's.)
- 3) Before submitting the Bids, Bidders should satisfy themselves from the Authorized Officer about the rights, title, interest & dues payable by them in respect of the Secured Assets in question and no objection of any kind shall be entertained in this regard, later.
- 4) To the best of knowledge and information of the Authorised Officer, there is pending house tax of approx. Rs. 2.60 crore, society maintenance charges amounting to Rs. 1.06 crore, certain litigations etc. Necessary details as per our records are being kept at the data room. However, the intending bidders should make their own independent enquiries regarding the encumbrance, title of Secured Assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of the Secured Creditor. The Secured Assets are being sold with all the existing and future encumbrances whether known or unknown. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues including any claim by any statutory authorities till date of sale and/or thereafter.
- 5) The Secured Assets are being sold on a bulk basis and bidding for individual units will not be considered.
- 6) The intending purchasers can inspect the Secured Assets on the stipulated date with prior appointment at his/her own expenses. For inspection of the Secured Assets OR any information please contact Mr. Rakesh Mourya, Mobile No. 8451014241.
- 7) Applicable Stamp Duty/ Additional Stamp Duty/ Transfer and Registration Charges, Fees etc. have to be borne by the successful bidder/ purchaser only.
- 8) All past and future statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above Secured Assets will be the responsibility of the successful bidder purchaser only.



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- 9) Intending bidder should hold a valid e-mail id. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
- 10) EMD and KYC should reach the undersigned on or before 11th August, 2025 before 5 pm.
- 11) The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹10,00,000/- (Rupees Ten Lakhs Only).
- 12) The successful Bidder shall deposit 25% of the Bid amount (Inclusive of the EMD before Bid) immediately within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any Notice. After deposit of 25% and thereafter confirmation of the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the acceptance/confirmation letter. If the remaining amount is not paid within the time prescribed in the confirmation/acceptance letter, the deposit of 25% of the Bid amount would be forfeited without any notice and Secured Assets shall be resold.
- 13) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of Starteck Finance Limited "Auction EMD Account" No. 000004073330, IFSC Code: BARCOINBBIR, All bidders participating in the E Auction should submit sufficient and acceptable proof of their identity, residence address and copy of PAN/TAN cards etc. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e-tender. The bidders other than individuals should also upload proper mandate for e bidding & A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No. and the account number through which EMD is remitted) shall be forwarded to the Rakesh Mourya, Authorized Officer finance@starteckfinance.com by 11th August 2025 by time 5:30 P M.
- 14) The EMD amount of unsuccessful bidder will be returned within 10 days of closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.
- 15) The sale certificate will be issued in the name of the purchaser(s)/bidder (s) only and will not be issued in any other name (s).
- 16) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 17) In case of stay of sale or recovery proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
- 18) No person other than intending Bidder/offeree themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to submit along with Bid Amount.
- 19) The sale is subject to confirmation by the Authorised Officer.
- 20) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason and without incurring any liability. .



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- 21) It shall be responsibility of the successful bidder to pay 1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.
- 22) The successful bidder shall bear all costs related to mutation of title, transfer fees, and any other charges associated with the transfer of ownership of the secured assets.
- 23) Any misrepresentation or false information provided by the bidder shall lead to immediate disqualification from the auction process, and the earnest money deposit (EMD) shall be forfeited.
- 24) The auction process may be subject to applicable laws and regulations in force at the time of sale, including but not limited to environmental laws, land use regulations, and building codes.
- 25) The auction sale is subject to confirmation by the secured creditor, and the bidder acknowledges that their bid is binding and irrevocable upon submission.
- 26) Upon request, the bidder must provide a declaration of their financial capability to fulfill the bid amount, along with supporting documents as required by the Authorized Officer.
- 27) In case there is any discrepancy found in Publication of vernacular Version or english version then in such case english version shall be considered for the purpose of interpretation.
- 28) Disputes if any shall be subject to the jurisdiction of courts at Goa.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Starteck nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) , in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date: 17th July 2025.

Sd/-

Authorised Officer

Place: Goa



DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL

Name(s) of Bidder (in Capital)[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

11

— / — /

[illegible][illegible]

Bid Amount Quoted

Amount In Figure	
Amount in Word	

I/We declare that I/We have read and understood all the terms and conditions of auction sale and the auction notice published in the newspaper which are also available in the website <https://sarfaesi.auctiontiger.net> and <http://www.starteckfinance.com> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

Name & Signature

ANNEXURE-III
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____

Date : ____/____/____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.

5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____ **eMail ID:** ____