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

APPENDIX IV-A

[Refer *proviso to rule 8(6)*]

NOTICE FOR SALE OF IMMOVABLE PROPERTIES IN GOA

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 the Borrower and Guarantor that the below described immovable property (*Units*) 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 Authorised Officer of Secured Creditor on 15.07.2024 and 03.09.2024 in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002 (*Rules*), will be sold on " As is where is" basis, " As is what is" basis, " Whatever there is" basis and "*No Recourse*" basis on 07.11.2025, for recovery of Rs.38,84,38,442 (*Rupees thirty eight crore eighty four lakh thirty eight thousand four hundred and forty two only*) as on 30.09.2025 along with interest accrued thereon and all expenses, costs and amounts payable till the date of complete realisation of outstanding dues to the Secured Creditor from Kanaka and Associates (*Borrower*) under Rule 8 and Rule 9 of Rules by way of e-Auction.

Please take note that this notice of 30 days and the units mentioned shall be sold under the Act by the undersigned / Authorised Officer any time after 30 days.

Details and full description of the *Units* located at **Sunteck Kanaka Corporate Park CHSL situated at Section II, Patto Plaza, Panaji, Goa** with known encumbrances, if any:

Sr. No.	**Floor**	**Unit No.**	**Carpet Area (In Square Metre)**	**Reserve Price (In Rs. Lakhs)**	**Earnest Money Deposit (EMD) (In Rs. Lakhs)**
1	Ground Floor	B-01	90.00	349	35
2		B-02	90.00	349	35
3		B-03	14.00	54	5
4		B-04	150.00	582	58
5	First Floor	A-101	379.55	713	71
6		B-101	379.55	713	71
7		A-201	218.50	257	26

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Sr. No.	Floor	Unit No.	Carpet Area (In Square Metre)	Reserve Price (In Rs. Lakhs)	Earnest Money Deposit (EMD) (In Rs. Lakhs)
8	Second Floor	A -202	218.50	257	26
9		B-201	428.35	497	50
10	Third Floor	A-302	48.82	56	6
11		B-302	48.82	56	6
12		A-306	72.00	84	8
13	Fourth Floor	A-403	92.00	107	11
14		B-403	92.00	107	11
15		B-402	48.82	56	6
16		B-406(b)	42.90	47	5

The EMD and the requisite documents as mentioned in the Terms and Conditions of the sale shall be deposited/submitted **before 5:00 pm on 03.11.2025**

For the details of encumbrances including the pending litigations related to the Units, please refer to the link provided at http://www.starteckfinance.com

The Sale will be done by the undersigned through e-Auction Platform provided at the website https://sarfaesi.auctiontiger.net on **07.11.2025 between 12:00 pm to 3:00 pm** with unlimited auto extension of 5 minutes each time.

For further details on the e-Auction and the terms and conditions of the sale, please refer to the link provided at https://www.starteckfinance.com and https://sarfaesi.auctiontiger.net.

For any clarifications, the interested bidder may contact the Authorised Officer, Mr. Rakesh Mourya on Mobile No: 8451014241/ e-mail at: legal@starteckfinance.com.

Date: 06th October, 2025 **Place: Mumbai**	**Authorised Officer** **Sd/-** **Starteck Finance Limited** STARTECK FINANCE LIMITED MUMBAI

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TERMS & CONDITIONS

1. It shall be the responsibility of the bidders to inspect and satisfy themselves about the Unit/s in all aspects before submitting the bid. For inspection of the Unit/s for any other information, the intending bidders may contact the Authorised Officer, Mr. Rakesh Mourya at Mobile No: 8451014241/ e-mail at: legal@starteckfinance.com.

2. The interested bidder shall e-mail duly filled-in **Annexures I, II** and **III** as available on the website https://www.starteckfinance.com to email id: legal@starteckfinance.com latest by 5:00 pm on 03.11. 2025. Authorised Officer can seek any further information/ clarifications any time prior to the bidding date and only bidders who have provided all the requisite information satisfactorily and deposited the Earnest Money Deposit (***EMD***) will be permitted to register and participate in the E-Auction.

3. The details of encumbrances and pending litigations related to the Units are disclosed by way a separate link at http://www.starteckfinance.com. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Unit/s put on auction, size/area and claims/ rights/ dues/ liabilities effecting the Unit/s, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Secured Creditor. The Unit/s is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues including payment of House Tax/ Society Dues. The Secured Creditor does not undertake any responsibility to procure any permission / license etc. in respect of the Units offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, encumbrances if any, in respect of the said Units.

4. The EMD shall be remitted through NEFT / RTGS to **Beneficiary name – Starteck Finance Limited, Account Number – 000004073330, IFSC: BARC0INBBIR latest by 5:00pm on 03.11.2025**. EMD paid by the interested bidder shall carry no interest.

5. Bids in the prescribed formats shall be submitted "online" through the portal https://sarfaesi.auctiontiger.net.

6. The bid(s) needs to be submitted above the Reserve Price with bid increment amount of Rs.1 lakh.

7. Bids with any conditions shall be treated as invalid. Likewise correspondence about any change in the bid amount will not be entertained.

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8. Interested Bidders can bid for one or more Units in the e-Auction.

9. The bid once submitted by the Bidder for one or more Units, cannot be cancelled/withdrawn and the bidder shall be bound to buy the said Unit/s at the final bid price. The failure on the part of Bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. It would not be open for the Bidder(s) to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.

10. The bidder who submits the highest bid amount (*not below the Reserve Price*) shall be declared as Successful bidder subject to approval by the Authorised Officer and a communication to that effect will be issued to the said highest bidder.

11. The successful bidder will be intimated by the Authorised Officer, and they shall deposit 25% of the bid amount (*including the EMD deposited*) latest by next working day from the date of confirmation as successful bidder. Payment has to be made only in the form of RTGS/ NEFT **Beneficiary name – Starteck Finance Limited, Account Number – 000004073330, IFSC: BARC0INBBIR.**

12. In case the successful bidder fails to deposit 25% of the bid amount/purchase price, EMD amount shall be forfeited by the Secured Creditor without any notice. In case of default in deposit of balance bid amount by the successful bidder within 15 days from the date of confirmation of sale by the Secured Creditor, the entire amount so deposited till then including EMD shall be forfeited without notice, and the property shall be resold. In such case the successful bidder shall have no claim/s in regard to the property or to any part of the sum for which it may be sold subsequently. The Secured Creditor also reserves the right to sell the property to any third party by any of the modes prescribed under the SARFAESI Rules, 2002. The Secured Creditor reserves its right, solely at its discretion and on such terms & conditions it may stipulate, to extend the aforesaid time limit.

13. In the event of the sale not being completed by reason of any default on the part of the successful bidder within the aforesaid time limit, the Secured Creditor shall be entitled to forfeit all the monies paid by the purchaser/bidder till then and put up the secured asset(s) / property (ies) for sale/disposal again, in its absolute discretion. Further, all costs, charges and expenses incurred by the Secured Creditor on account of such resale shall be borne and paid by the defaulting purchaser.

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14. The EMD of unsuccessful bidders shall be returned without any interest within 10 days of the declaration of the Successful Bidder.

15. The Secured Creditor reserves its right to accept or reject highest, any or all offer (s) of the auction/change the terms and conditions of the e-auction without assigning any reason and without incurring any liability. The Secured Creditor's decision in this behalf shall be final and binding.

16. In case of stay of sale or recovery proceedings by any superior court of competent jurisdiction in respect of Unit (s), 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.

17. As per Section 194(1A) of Income Tax Act (as amended time to time), if Unit/s is sold above 50 Lakhs, then buyer will have to pay appropriate TDS to the Government treasury and deposit the TDS certificate.

18. The Successful Bidder shall be required to bear all the necessary expenses like applicable stamp duty, additional stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the Unit/s in his / her / their /its name(s).

19. The sale certificate will be issued in the name of the Bidder (s) only and will not be issued in any other name (s).

20. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

21. 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.

22. Any disputes / differences arising out of sale of the Unit/s offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at Mumbai only.

Date: 06th October, 2025
Place: Mumbai

Authorised Officer
Sd/-
Starteck Finance Limited

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List of pending Matters

Sr. No.	Court	Case No.	Plaintiff / Complainant / Appellant / Petitioner	Defendant / Respondent / Opposite Party	Brief Summary
1.	High Court of Bombay	Com Execution Application 938 of 2019	Nivedita Mercantile and Financing Ltd (presently know as Starteck Finance Limited)	Jaykrishna Shetty	Execution application is filed for recovery of claim amount (14,76,25,908/- plus interest) as per the award dated 29.09.2017 passed in favour of Nivedita i.e. Starteck Finance Limited in Arbitration Proceedings by Sole Arbitrator JUSTICE Dr. F. I. REBELLO. The same is pending.
2.	High Court of Bombay	Arbitration Petition No. 516 of 2019	Mr. J. K. Shetty	Starteck Finance Limited	Petition under Section 34 of arbitration and conciliation act filed by Mr. JK Shetty for challenging the Arbitral Award dt 20.9.2017 in favor of Starteck Finance Limited. The same is pending.
3.	Goa State Consumer Disputes Redressal Commission	Consumer Complaint No. 7 of 2023	Mr. Venuvardhan Reddy Pasula	Sunteck Realty Limited & 2 Others	The present Complainant is allegedly claiming to be a Proposed Purchaser of Unit A-306 in Sunteck Kanaka Corporate Park at Panaji, Goa. Following key demands / reliefs sought by the Complainant as under – The Complainant requests the Hon'ble state Commission to direct the Opposite Parties to comply with a Demand Notice issued on 09.07.2021. A compensation amount of Rs. 20,00,000 (Rupees Twenty Lakhs Only) is sought, payable at a rate of 12% per annum Additionally, the Complainant seeks compensation and damages.
4.	DRT-I, Mumbai	SA 164 OF 2024	Deepa Balkrishna Sinai Hodarkar	Starteck Finance Limited & Ors	The Applicant has filed the Securitisation Application before DRT–I, Mumbai, challenging order dated 15/05/2024 passed by District Magistrate North Goa under section 14 of the SARFAESI Act, 2002 and notice dated 07.06.2024 as well as all further and consequential action in respect of Unit B4 ground floor, B Wing

					of Sunteck Kanaka Corporate Park C.H.S.L.
5.	DRT-I, Mumbai	SA 165 OF 2024	Nixaben Ketankumar Modi	Starteck Finance Limited & Ors	The Applicant has filed the Securitisation Application before DRT–I, Mumbai, challenging order dated 15/05/2024 passed by District Magistrate North Goa under section 14 of the SARFAESI Act, 2002 and notice dated 07.06.2024 as well as all further and consequential action in respect of Unit A 201, 2nd floor, A wing of Sunteck Kanaka Corporate Park C.H.S.L.
6.	DRT-I, Mumbai	SA 166 OF 2024	Hi- tech Electrification Engineers Pvt. Ltd	Starteck Finance Limited & Ors	The Applicant has filed the Securitisation Application before DRT–I, Mumbai, challenging order dated 15/05/2024 passed by District Magistrate North Goa under section 14 of the SARFAESI Act, 2002 and notice dated 07.06.2024 as well as all further and consequential action in respect of Unit A 202, 2nd floor, A wing of Sunteck Kanaka Corporate Park C.H.S.L.
7.	DRT-I, Mumbai	SA 167 OF 2024	ASREC (India) Ltd.	Starteck Finance Limited and Ors	The Applicant has filed the Securitisation Application before DRT–I, Mumbai, challenging order dated 15/05/2024 passed by District Magistrate North Goa under section 14 of the SARFAESI Act, 2002 and notice dated 05.07.2024 as well as all further and consequential action in respect of Unit A-101 and B101 of Sunteck Kanaka Corporate Park C.H.S.L