

AREION FINSERVE PRIVATE LIMITED

Corporate Office: 47 Floor, Kohinoor Square, N.C Kelkar Road, Opp. Shiv Sena Bhavan, Dadar West, Mumbai, Maharashtra 400028

NOTICE

Refer to the SARFAESI E-Auction Sale Notice published in Indian Express and Loksatta dated 02.01.2026, in respect of the e-auction originally scheduled on 28.01.2026 at 12.00 PM, in the account of M/s Nilesh Steel and Alloys Pvt. Ltd. for the sale of the property described below: All that part and parcel of the property consisting of Plot No./House No. C-57, Sector N-4/C, Survey No. 14 (P), CIDCO, Chhatrapati Sambhajinagar (Aurangabad), Maharashtra. **Boundaries:** i) East: Plot No. 58, ii) West: Plot No. 56, iii) North: Open Space, iv) South: 9-Meter Road

It is hereby informed that: 1. The date and time of the e-auction have been rescheduled from 28.01.2026 at 12.00 PM to 13.02.2026 at 12.00 PM.

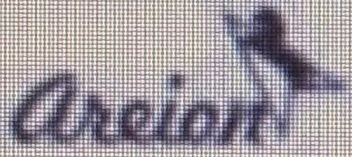
2. Consequently, the last date and time for submission of Bid Letter of Participation / KYC Documents / Proof of EMD has been rescheduled from 27.01.2026 to 12.02.2026 up to 05.00 PM.

All other terms and conditions of the Sale Notice dated 2-01-2026 remain unchanged.

Date: 27/01/2026

Place: Mumbai

Authorized Officer
For Areion Finserve Pvt. Ltd.



एरीयॉन फिनसर्व प्रायव्हेट लिमिटेड

कॉर्पोरेट कार्यालय: ४७ वा मजला, कोटिनूर स्वथेअर, एन. सी. वेळकर मार्ग,
शिव सेना भवनसमीर, दादर पश्चिम, मुंबई महाराष्ट्र ४०००२८

सूचना

इंडियन एक्सप्रेस आणि लोकसत्ता दिनांकित ०२.०१.२०२६ रोजी मे. निलेश स्टील अँड अलोईज प्रा. लि. च्या खात्याशी संबंधित : प्लॉट क्र. / हाऊस क्र. सी-५७, सेक्टर एन-४/सी, सर्वे क्र. १४(पी), सिडको, छत्रपती संभाजी नगर (औरंगाबाद) महाराष्ट्र येथे असलेल्या मालमतेच्या सर्व खंड आणि भूखंड आणि सीमा : i) पूर्व : प्लॉट क्र. ५८, ii) पश्चिम: प्लॉट क्र. ५६, iii) उत्तर: खुली जागा, iv) दक्षिण: ९ मीटर रोड चा ई-लिलाव २८.०१.२०२६ रोजी दु. १२:०० वा. निर्धारित असलेल्या सरफेसी ई-लिलाव विक्री सूचना प्रसिद्ध करण्यात आली होती त्या संदर्भात :१. ह्याद्वारे कळविण्यात येत आहे की: १. ई-लिलावाचा दिनांक आणि वेळ २८.०१.२०२६ रोजी दुपारी १२:०० वा. च्या ऐवजी १३.०२.२०२६ रोजी दुपारी १२:०० वा. अशी पुनर्निर्धारित करण्यात आली आहे.

२. त्यानुसार सहभागी होण्यासाठी बोली पत्र / केव्हायसी कागदपत्रे /इस्टे पुरावा सादरीकरणासाठी शेवटचा दिनांक आणि वेळ २७.०१.२०२६ च्या ऐवजी १२.०२.२०२६ रोजी सायं. ५.०० वा. पर्यंत करण्यात येणार आहे. विक्री सूचना दिनांकित ०२-०१-२०२६ मधील सर्व अन्य अटी आणि शर्ती पूर्वीप्रमाणेच राहतील.

दिनांक : २७/०१/२०२६

ठिकाण : मुंबई

प्राधिकृत अधिकारी

एरीयॉन फिनसर्व प्रायव्हेट लिमिटेड करीता

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Boundaries:

- i) East: Plot No. 58
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All other terms and conditions of the Sale Notice dated 2-01-2026 remain unchanged.

Sd/-
Authorised Officer

Date: 27-1-2026

Place: Mumbai





एरियन फिनसर्व्ह प्रा. लि.

पत्ता : ४०वा मजला, कोटिनूर स्वयंसेवा, एमपी केलाकर रोड, विभावी एफकेमवाड, ठाण (२), मुंबई-४०० ०२८.

[पंरिशिष्ठ - IV-ए] [सल १(१) च्यावर चाललेल्या सल ८(६)च्या तालुडी पाहा]

स्थावर मालमतेच्या विक्रीकरिता विक्री सूचना

मिक्स्युरिटी इंटेस्ट (एन्कोमिंटेड) सलम, २००२च्या सल १(१) च्यावर चाललेल्या सल ८(६)च्या तालुडीमध चाललेल्या मिक्स्युरिटीइंटेस्ट अंशद मिक्स्युरिटीस अंशद चालवणारेअल अंशद अंशद एन्कोमिंटेड अंशद मिक्स्युरिटी इंटेस्ट अंशद, २००२ अंशद स्थावर मालमतेच्या विक्रीकरिता ई-लिलव विक्री सूचना. चालता अल नवीन अंशद विलेयकलन अंशदकी मेसर्स निलेड मिडल अंशद अंशदच अंशद, र. र. व हल्लेड अंश. मंया मंये व अंश. निलेड देवानी चंन सुन देवता अल अंशे अंशे, चाललेली विलेयले चालला सुशिल वनसंकेडे सलम अंशे; लव्यत अंशे. एरियन फिनसर्व्ह प्रायव्हेट लिमिटेडने (एएफवीएल), दिनांकित २०.०६.२०२३ अधिहलनकन कलनलाव्युरे खाली नमुद केलेल्या सुल्लेख उलन अंशदकी/ हवीयलनुसारा तिन्ना अंशदने कलनेन अंशदने अधिहलनकनकलने अंशदनु कलनेनहा हवीय देतल अंशे अंशि सुल्लेख अधिहलनलावणी कलनलाव व देण्येच्या चालुलीकलित अधिहलन अंशद. 'एएफवीएल'च्या प्रचिबुल अधिहलनकीने ०८.०३.२०२५ रोजी अंशदकी/ गलहगलवा/ गलह-अंशदकीकडील चालकली वसुद केलेल्या सुल्लेख मालमतेच्या प्रचिष्ठ सलम देवता होल अंशि ३१.०६.२०२५ रोजी विमोचन कोटीसमुद्धा विमिथि केलेली होली. 'एएफवीएल'च्या प्रचिबुल अधिहलनचि देण्येच्या चालुलीकलित चालकली वसुद केलेल्या सुल्लेख मालमतेची विक्री कलनलाव इन्चुक अंशदने अंशि चालुल सुशिल मालमतेच्या खेरीवकलित खेरीवकलित विमिथि/ कोनीय चालता विमोचन देवता अंशे अंशे. मालमतेची विक्री चालकली वसुद केलेल्या देण्येच्या चालुलीकलित "जमे अंशे जेवे अंशे", "जमे अंशे जे कळी अंशे", "जे कळी अंशे जेवे अंशे" अंशि "कोणलाही अलधारीकल" या ललव्यवर सलनेली अंशदच्या सल्लेखन २३(२) व (४)च्या तालुडीअंशदने हलक व अधिहलनच्या अंशदचालवणीत कलनला देवता अंशे.

देव रकडम अधिहलनकनच्या तालेचलनु सुडील व्वाल, किमल, अलन अलकल व सुधं चालत ३१.१२.२०२५ रोजीअंशदने स. २१.१८,४०,९९४/- चंने एलवीय कोटी अंशुवणणय ललख सनेचालीय हलजर नळडी चोचलणणय फलम) अंशे.

स्थावर मालमतेचे वर्गन, एलवीय किमल, इललत रकडम देव व जलन चाल (नर अलनलाव) खालीलनुसल अंशे :

| अंशदकी/ हवीयल/ मालमकाराची मलये | मालमतेचे वर्गन | मलमती सूचन सलरिष्ठ | सलडीय किमल | इलते |
|--|--|---------------------------------------|-----------------|----------------|
| मलसं निलेडल हलली अंशद अललडिच प्रा. लि. (अंशदकी) अंशे. सलंख मंये (हवीयल) व अंशे. निलेडल चंचलानी (हवीयल) | सुडील मलमतेने सलमिथि सने खंड व लुकल- पलरि नं/ ललडण नं. खी-५३, सेक्टर एन-२/सी, सलने नं. १४ (बी), लिलवकी, लललनी सलंखनील (अंशदकाड), मलललुड, लल्लुण एल्लल: ३६८ खी.मी. मललमला अंशे. निलेडल चंचलानी खंडल मलये अलललेली. | ०१.०१.२०१५ | ₹. २,५०,००,००/- | ₹. २२,६०,०००/- |
| ई-लिलवकाची ललख | | : १८.०१.२०१६ (हु. १२.०० ते हु. ०१.००) | | |
| किमलन कोनीयुडी रकडम | | : ₹. १,००,०००/- | | |
| सललललने कोनीय व/ कलचलानी कललललने/ इलतेच्या सुल्लम, उ. चंन सलडीकलणलकलित इंशेडकी सलरिष्ठ व खेड | | : २०.०१.२०१६ रोजी सलने. ०५.०० चालपनी | | |
| चालणी | | : २०.०१.२०१६ | | |
| ललनलाव अंशद | | : प्रलमल | | |
| जलन टलच/ मल | | : कोणलेही जलन वलहील | | |
| खललललल ललललल: खलने कलनिक: ५०५११५०९००१, लललधिलकलीये नलव: एरियन फिनसर्व्ह प्रायव्हेट लिमिटेड, बंकेचे नलव: इंडियन बंके, सलख: बंकेनी ललख, मुंयई, अललललललली कोड: IDIB000845 | | | | |

लिलवकाच्या इलली व अंशे: विक्रीच्या सलिललल इलली व अंशेकललल, कुणप <https://www.auctionbazaar.com> व लिललल भेड ललली.

लिलवकाचे अलवेचन 'एएफवीएल'च्या अंशदललन कलनला देवता अंशे. इलतेसलनेन (अंशदललन देवने इलनल इल) कोनीय सलडीकलणकी (एलललललल/ अलडीनेलकलणकी) सेलकची सलरिष्ठ २०.१२.२०१५ रोजी सलने. ०५.०० चालपनी अंशे. सलरलन अलललेले कोनीय ललनेने इलते नलम केले अंशे अंशि ललने ललललल अलडीची व ललललल विमिथि, अलललललल देव, खेरील सलडीकलण, ई-कोली प्रकिलेवलील प्रलललल इलललल सललम हने अललललल लं सेलके सलनु सललललल ई-लिलव सेल-सुलललललल: "मेसर्स अलललल इलललल प्रा. लि.", लललेड लंनलललल २०/ मेसल, नं. ८३०५१११११, देवताललल ई-मेल अलललल: contact@actionbazaar.com / support@actionbazaar.com / मंयंनिल ललली: अंशदकी/ अंशे. निलेडल चंचलानी, ई-मेल: kimani@actionbazaar.com व मलमतेचेअंशद कलनलावी सलनेके सलललल- ललरि ललनलललल, अंशे. अंशेकललल सुल्लेख, मेसल, नं. १११ ८१०५६ ००११०, मेसल: ankit@arcion.in ललललन अलललेले कोनीयल सललललल इललीकलनने अंशद वंनलललली खेड, २०१६च्या मेसलन २११ अंशेकललल प्रललललल देवतेल व अंशुवणणय कलनली, सललललल मलललीकललल कुणप सलने व अंशे चालललल.

मिक्स्युरिटी इंटेस्ट (एन्कोमिंटेड) सलम, २००२ च्या सल १(१) च्यावर चाललेल्या सल ८(६) अंशदने विक्रीकरिता सलरिष्ठ सूचना

'एएफवीएल'ने तिन्ना सलरिष्ठन ३१.०६.२०२५ सुल्लेखल सुशिल सलने विलेयन व पुनडीय कलणला, नी 'एएफवीएल'च्या ललव्यत अंशे, उलन सुल्लेख सलंकेडीकलणनु ३० दिवसोच्या अलत ३०.०६.२०२५ रोजीअंशदने स. १०,१६,१४,३५४/- (सलने चंन कोटी सलवीस ललख चोचलणणय हलजर लीनेने चालक फलम) अधिच लललललले व्वाल, किमल व सुधं सुधं व लललललले विलेयन कलणला अंशदकी/ हवीयल/ मललमकाराची सेलकची व अंशि ललली देलन. मिक्स्युरिटीअंशदने अंशद मिक्स्युरिटीस अंशद चालवणारेअल अंशद एन्कोमिंटेड अंशद मिक्स्युरिटी इंटेस्ट अंशद, २००२च्या सल १(१) च्यावर चाललेले सल ८(६) अंशदने कलन सने अंशदने अंशदकी/ हवीयल/ मललमकाराची कलने कलने ३० (तीस) लिलवीय अधिचन सुल्लेखल लिली अंशे, ललन अंशदने उलनलाव अंशदअंशदने विक्री सूचना सुडीलनुसल सुल्लेख मलनेच्या विक्रीकरिता कलनलावी एलख ललललले वललललल प्रचिष्ठ कलणललल देवता अंशे : ₹. ललम सुल्लेख लललेखललल ललललल कलणललल ललनेकेअंशुड ललललले जलन कलनल किंल अललललललल ललल मललललल खेरीलल इन्चुक अलललेले, अंशे. अंशे अलनलकलन लिललल मललनु, सी. ई-लिलव प्रलललललल सलमिथि लललल लललललले अलवेकल कलन, अंशे. सलमने कलणललल.

अंशदकी/ हवीयल/ मललमकाराची कलणलललल सुल्लेखल मलनेके लललल कलनल देवता अंशे अंशे, ललल अलललले उललललल सलनेनी अंशद, २००२च्या लिललन १३(८) अंशदने लललललल मललमतेच्या विमोचनच्या हलक संपुललल देवतेल.

सुल्लेखनी:-
प्रचिबुल अधिहलन एरियन फिनसर्व्ह प्रा. लि.

दिनलक: ०२.०१.२०२६
खलल: मुंयई



Areion Finserve Pvt. Ltd

Address : 47th Floor, Kohinoor Square, NC Kelkar Road, Near Shivaji Park, Dadar (West), Mumbai - 400028

[Appendix - IV-A] [See proviso to rule 8 (6) r/w Rule 9(1)]

Sale notice for sale of immovable properties

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) r/w 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 M/s Nilesh Steel and Alloys Pvt Ltd, and Guarantor(s) Mr. Sanjay Mantri and Mr Nilesh Chechani, that the below described immovable property mortgaged/charged to the Secured Creditor, **Areion Finserve Private Limited (AFPL)** acting in its capacity against the said Borrower /Guarantors along with underlying security vide Assignment Agreements dated 20.06.2023 has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the AFPL took Physical Possession of the below mentioned secured property from the borrower/ mortgagor/ co-borrower on 08.07.2025 and also issued the Redemption notice on 31.07.2025. The Authorized Officer of AFPL hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. **The property shall be sold in exercise of rights and powers under the provisions of Section 13(2) and (4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of dues mentioned below.**

The amount due is of **Rs. 21,98,47,994/-** (Rupees Twenty-One Crore Ninety-Eight Lakh Forty-Seven Thousand Nine Hundred Ninety Four Only) as on **31.12.2025** along with further interest, costs, other charges, and expenses thereon from the date of assignment.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

| Name of Borrower/ Guarantors/ Mortgagors | Description of the Property | Demand Notice Date | Reserve Price | EMD |
|---|--|--------------------|-------------------|-----------------|
| M/s Nilesh Steel and Alloys Pvt Ltd. (Borrower) Mr. Sanjay Mantri (Guarantor) and Mr Nilesh Chechani (Guarantor) | All that part and parcel of the property consisting of Plot No./House No. - C-57, Sector N-4/C, Survey No. 14 (P), CIDCO, Chhatrapati Sambhajnagar (Aurangabad), Maharashtra. Total Area: 238 Sq. Mtrs. Property in the name of: Mr. Nilesh Chechani | 01.09.2015 | Rs. 2,25,00,000/- | Rs. 22,50,000/- |

| | |
|---|--------------------------------|
| Date of E- Auction & Time | : 28.01.2026 (12 P.M to 1 P.M) |
| Minimum Bid Increment Amount: | : Rs. 1,00,000/- |
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: | : 27.01.2026 up to 5 P.M |
| Inspection | : 20.01.2026 |
| Possession Type | : Physical |
| Known attachment/ Encumbrances | : Not known any |

Account details: Account number: 50522507902, Name of the Beneficiary: Areion Finserve Private Limited, Bank Name: Indian Bank, Branch: BKC Branch, Mumbai, IFSC Code: IDIB000B845

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link <https://www.auctionbazaar.com>

The auction shall be conducted online through AFPL. The last date of submission of bid (online as well as in hard copy) along with EMD (by way of NEFT/ RTGS) is 27.01.2026 by 5:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969686 Helpline E-mail ID: contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Ms. M. Kiranmai, Mobile No. 7997043999, Email- kiran@auctionbazaar.com and for any property related query contact the Senior Manager, Mr. Ankit Bhanushali, Mobile No.: +91 89766 00110, Mail: ankit@areion.in. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

AFPL vide its notice dated 31.07.2025 has also given a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) /Guarantors/Mortgagors of the above loan account under Rule 8(6) r/w Rule 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, giving them last and final opportunity to redeem and reclaim the secured assets, which are in possession of the AFPL within 30 days from the receipt said notice by discharging the liability of **Rs.20,26,94,352/-** (Rupees Twenty Crore Twenty Six Lakh Ninety Four Thousand Three Hundred Fifty Two Only) as on **30.06.2025**, plus subsequent interest, cost and expense in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the modes to sell the secured assets namely: a. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying such assets, b. By inviting tenders from the public c. By holding public auction including through e-auction mode d. By private treaty.

The Borrower(s)/Guarantors/Mortgagors were also provided an opportunity to exercise their right to redeem the secured assets at any time before the date of publication of such sale notice in the newspaper, failing which the right to redeem the mortgaged property under Section 13(8) of the SARFAESI Act, 2002 shall stand extinguished.

Sd/-

Authorized Officer,

Areion Finserve Pvt. Ltd.

Date: 02.01.2026, Place: Mumbai

[Appendix - IV-A]

[See proviso to rule 8 (6) r/w Rule 9(1)]

Sale notice for sale of immovable properties

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) r/w 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 M/s Nilesh Steel and Alloys Pvt Ltd. and Guarantor(s) Mr. Sanjay Mantri and Mr Nilesh Chechani, that the below described immovable property mortgaged/charged to the Secured Creditor. Areion Finserve Private Limited (AFPL) acting in its capacity against the said Borrower/Guarantors along with underlying security vide Assignment Agreements dated 20.06.2023 has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the AFPL took Physical Possession of the below mentioned secured property from the borrower/ mortgagor/ co-borrower on 08.07.2025 and also issued the Redemption notice on 31.07.2025. The Authorized Officer of AFPL hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold in exercise of rights and powers under the provisions of Section 13(2) and (4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of dues mentioned below.

The amount due is of Rs. 21,98,47,994/- (Rupees Twenty-One Crore Ninety-Eight Lakh Forty-Seven Thousand Nine Hundred Ninety Four Only) as on 31.12.2025 along with further interest, costs, other charges, and expenses thereon from the date of assignment.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

| Name of Borrower/ Guarantors/ Mortgagors | Description of the Property | Demand Notice Date | Reserve Price | EMD |
|--|--|--------------------|-------------------|-----------------|
| M/s Nilesh Steel and Alloys Pvt Ltd. (Borrower) Mr. Sanjay Mantri (Guarantor) and Mr Nilesh Chechani (Guarantor) | All that part and parcel of the property consisting of Plot No./House No. - C-57, Sector N-4/C, Survey No. 14 (P), CIDCO, Chhatrapati Sambhajanagar (Aurangabad), Maharashtra. Total Area: 238 Sq. mtrs Property in the name of: Mr. Nilesh Chechani | 01.09.2015 | Rs. 2,25,00,000/- | Rs. 22,50,000/- |

| | |
|---|----------------------------|
| Date of E- Auction & Time | 28.01.2026 (12 pm to 1 pm) |
| Minimum Bid Increment Amount | Rs. 1,00,000/- |
| Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: | 27.01.2026 up to 5 p.m |



Areion Finserve Private Limited

Corporate Office: 47th Floor, B - wing, Kohinoor Square, N.C. Kelkar Road, R.G. Gadkari Chowk, Dadar (West), Mumbai-400028.
Registered Office: D/511, Kanakia Zillion, Junction of LBS Road and CST Road, BKC Annexe, Kurla (West), Mumbai-400070.

| | |
|---|---------------|
| Inspection | 20.01.2026 |
| Possession Type | Physical |
| Known attachment/ Encumbrances | Not known any |
| Account details: Account number: 50522507902, Name of the Beneficiary: Areion Finserve Private Limited, Bank Name: Indian Bank, Branch: BKC Branch, Mumbai, IFSC Code: IDIB000B845 | |

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link <https://www.auctionbazaar.com>

The auction shall be conducted online through AFPL. The last date of submission of bid (online as well as in hard copy) along with EMD (by way of NEFT/ RTGS) is 27.01.2026 by 5:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: contact@auctionbazaar.com / support@auctionbazaar.com , Concerned Person: Ms. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com and for any property related query contact the Senior Manager, Mr. Ankit Bhanushali, Mobile No.: +91 89766 00110, Mail: ankit@areion.in. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

AFPL vide its notice dated 31.07.2025 has also given a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) /Guarantors/Mortgagors of the above loan account under Rule 8(6) r/w Rule 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, giving them last and final opportunity to redeem and reclaim the secured assets, which are in possession of the AFPL within 30 days from the receipt said notice by discharging the liability of 20,26,94,352/- (Rupees Twenty Crore Twenty Six Lakh Ninety Four Thousand Three Hundred Fifty Two Only) as on 30.06.2025, plus subsequent interest, cost and expense in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the modes to sell the secured assets namely: a. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying such assets, b. By inviting tenders from the public c. By holding public auction including through e-auction mode d. By private treaty.

The Borrower(s)/Guarantors/Mortgagors were also provided an opportunity to exercise their right to redeem the secured assets at any time before the date of publication of such sale notice in the newspaper, failing which the right to redeem the mortgaged property under Section 13(8) of the SARFAESI Act, 2002 shall stand extinguished.

Date: 02.01.2026
Place: Mumbai



Sd/-
Authorized Officer,
Areion Finserve Pvt. Ltd.

Areion Finserve Private Limited

Corporate Office: 47th Floor, B-wing, Kohinoor Square, N.C. Kelkar Road, R.G. Gadkari Chowk, Dadar (West), Mumbai-400028.
Registered Office: D/511, Kanakia Zillion, Junction of LBS Road and CST Road, BKC Annexe, Kurla (West), Mumbai-400070.

TERMS & CONDITIONS:

1. The auction sale will be conducted online on “As is where is”, “As is what is” “whatever there is” and “Without Recourse Basis” on 28.01.2026 at 12 pm to 1 pm.
2. The auction will be conducted online through Areion Finserve Private Limited approved the auctioneer portal “M/s. ARCA EMART Pvt. Ltd.”. E -Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.auctionbazaar.com> (Support mail Id support@auctionbazaar.com support mobile No. +91-7997043999).
3. The last date for payment of EMD, and submission of Bid Form & Documents to Authorized Officer at 47th Floor, Kohinoor Square, NC Kelkar Road, GD Gadkari Marg, Dadar (West), Mumbai - 400028 is 27.01.2026 up to 5:00 PM.
4. The immovable property will not be sold below the Reserve Price as mentioned in the auction notice. Upon receipt of the entire sale consideration if any property will be sold under this auction, all other statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
5. To the best of knowledge and information available on record, there is no known encumbrance on any property except mentioned in the published auction notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues ongoing litigation, affecting the property, prior to submitting their bid. The Public Auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Areion Finserve Private Limited. The property is being sold with all the existing and future unknown encumbrances to the Areion Finserve Private Limited.
6. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/ dues. The Areion Finserve Private Limited however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any except mentioned in published notice.
7. All dues / arrears / unpaid taxes including but not limited including sales taxes, dues of Municipal Taxes, Electricity Dues, Industrial Cooperation, labor/ EPFO / workmen dues / compensation if any or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately except mentioned in published notice.
8. The highest bidder shall deposit 25% of cumulative bid amount (after adjusting respective EMDs) immediately i.e., on the same day but not later than the next working day, as the case may be, and the balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer and subject to terms & conditions as may be agreed upon in writing between the purchaser and the secured creditor in accordance with applicable provisions of law.
9. The bid once submitted cannot be withdrawn and the bidder must deposit the balance of 25% of the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
10. The interested bidders shall submit their EMD details and documents through Web Portal: www.auctionbazaar.com through Login ID & Password. EMD amount should be paid by way

of NEFT / RTGS payable at Mumbai in favor “**Areion Finserve Private Limited**” which is refundable without interest to unsuccessful bidders. The bank account details are as under: The EMD shall be payable through NEFT/RTGS payable at Mumbai in the following account:

- **Account: 50522507902**
- **Name of the Beneficiary: Areion Finserve Private Limited,**
- **Bank Name: Indian Bank**
- **Branch: BKC Branch, Mumbai**
- **IFSC Code: IDIB000B845**

Please note that the Cheques shall not be accepted as EMD amount.

11. The EMD of the unsuccessful bidder will be returned within 07 working days from the closure of the e-auction sale proceedings.
12. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider “M/s. ARCA EMART Pvt.Ltd.”, Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com, Concerned Person: Mrs. M. Kiranmai, Mobile No.7997043999, Email- kiran@auctionbazaar.com.
13. The bidders must hold a valid e-mail address and may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Areion Finserve Private Limited/service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc.
14. On the day and time of e-auction, all the intended purchasers/bidders must log-in the system for submitting their bids. If for any reason what-so-ever, any intended bidder fails to log-in into the system and does not submit its bid offer amount, the authorized officer reserves its right to forfeit the amount of EMD as deposited by the respective bidders.
15. Bids below reserve price or without EMD amount shall not be accepted. The bid shall be subject to approval & confirmation of Areion Finserve Private Limited (the secured creditor). The Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction and accept/reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
16. The Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale or to cancel the complete auction process at any time, before confirmation of sale, without assigning any reason whatsoever thereof.
17. Interested parties are advised to independently verify the title, area of land, building and other details. Secured Creditors do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
18. For any property related query or inspection of property schedule, the interested person may contact the Senior Manager **Mr. Ankit Bhanushali**, E-Mail: ankit@areion.in, Mobile: 8976600110 or at address as mentioned above in office hours during the working days.
19. Areion Finserve Private Limited reserves its right to sell the property through private treaty as per law, in the event of failure of e-auction.

20. The Authorized officer/secured creditor shall not be responsible for any error, inaccuracy, or omission in the said proclamation of sale.
21. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only.
22. KYC compliance: - self attested photocopies of Proof of identification viz. Voter ID Card/PAN Card/Driving License etc. along with admissible residence proof should be attached by all the bidders along with the letter of offer/bid and in case of company, firm etc. proper resolution and authority letter must be submitted.
23. If a bidder places a bid in the last Five (5) minutes of the closing of the E-Auction the Auction's Duration shall automatically extend for Five (5) minutes from the time the bid comes in. Please note that the auto-extension shall be unlimited times and will take place only if a valid bid comes in the last Five (5) minutes of closing.
24. At the time of submission of the bid, the bidder should submit an affidavit/undertaking in the spirit of the Section 29 A of IBC. The Affidavit submitted along with the Bid/Tender Form in spirit of Section 29A of IBC, shall be subject to verification, if any of the contents of the Affidavit are found incorrect or contrary to record, the amount deposited by the bidder shall be forfeited, allowing an opportunity for clarification. Subsequent to the said verification, the Sale Certificate shall be issued.
25. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
26. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and the rules framed thereunder.
27. Please note that the above mentioned phone numbers are the only official numbers of Authorised Representative of AFPL. AFPL does not validate/ authorise any agents/ brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and AFPL shall not be held liable for any such transaction.

Sd/-
Authorized Officer,
Areion Finserve Pvt. Ltd.

STATUTORY NOTICE FOR SALE UNDER 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES ,2002

AFPL vide its notice dated 31.07.2025 has also given a mandatory Notice of not less than 30 (Thirty) days to the Borrower(s) /Guarantors/Mortgagors of the above loan account under Rule 8(6) r/w Rule 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, giving them last and final opportunity to redeem and reclaim the secured assets, which are in possession of the AFPL within 30 days from the receipt said notice by discharging the liability of **20,26,94,352/- (Rupees Twenty Crore Twenty Six Lakh Ninety Four Thousand Three Hundred Fifty Two Only)** as on 30.06.2025, plus subsequent interest, cost and expense in full, failing which the sale

notice under the Act will be published in the newspaper specifying one of the modes to sell the secured assets namely: a. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying such assets, b. By inviting tenders from the public c. By holding public auction including through e-auction mode d. By private treaty.

The Borrower(s)/Guarantors/Mortgagors were also provided an opportunity to exercise their right to redeem the secured assets at any time before the date of publication of such sale notice in the newspaper, failing which the right to redeem the mortgaged property under Section 13(8) of the SARFAESI Act, 2002 shall stand extinguished.

TENDER DOCUMENT FOR E AUCTION:

of M/s. Nilesh Steel & Alloys Pvt Ltd

Whereas the Areion Finserve Pvt Ltd (AFPL) acting through its Authorised Officer, in exercise of its power under Section 13(2) of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) has decided to sale through E-Auction the properties mentioned in ANNEXURE - I for the realization of the secured debts due to AFPL with up to date & expenses and others under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

| | |
|-----------------------------------|--|
| Auctioneer Name | Areion Finserve Private Limited Address- 47 th Floor, Kohinoor Square, NC Kelkar Road, GD Gadkari Marg, Dadar (West), Mumbai - 400028 |
| Auction to be Conducted by | "M/s. ARCA EMART Pvt. Ltd.", Support Landline No/Mobile No.: 8370969696 Helpline E-mail ID: - contact@auctionbazaar.com / support@auctionbazaar.com |
| Auction Schedule | Date of Auction: - As per Publication Timings: - As per Publication Auction Website:- https://www.auctionbazaar.com Please refer sale notice for number of extensions. Note: if the extensions are not available in the sale notice, it will be considered as Unlimited extensions of 5 minutes. |
| Annexure | 1) Terms & conditions of e-Auction 2) Details of Bidder (Annexure - II) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.auctionbazaar.com during the time of submission of the bid. 3) Declaration by Bidder (Annexure - III) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.auctionbazaar.com during the time of submission of the bid. 4) Declaration cum Affidavit by Bidder (Annexure - IV) INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, AFPL mentioned in the Sale Notice & copy to support@auctionbazaar.com , immediately on completion of the bidding. 5) Confirmation by Bidder Regarding Receipt of Training (Annexure - V) INSTRUCTION: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, AFPL mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@auctionbazaar.com 6) Price Confirmation Letter by H1 Bidder (Annexure - VI) |

| | |
|-----------------------------|--|
| | INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, AFPL mentioned in the Sale Notice & copy to support@auctionbazaar.com, immediately on completion of the bidding. Annexure VII - Description of the Property |
| Special Instructions | Bidding in the last minutes and seconds should be avoided in the bidder's own interest. Neither the Service Provider nor AFPL will be responsible for any lapses / failure on the part of the Bidder, in such cases. |

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider M/s. ARCA EMART Pvt. Ltd. on behalf of AFPL, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither AFPL nor M/s. ARCA EMART Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
2. M/s. ARCA EMART Pvt. Ltd. shall arrange to train the bidder(s), without any cost. M/s. ARCA EMART Pvt. Ltd. shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of Property by AFPL under SARFAESI Act, 2002.
4. **Type of Auction:** e-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
7. **Bid Price:** The Bidder has to quote the total price.
8. For other terms and conditions, please see the e-auction notice published by AFPL.
9. Procedure of E-Auctioning:
 - a. e-Form Submission
All interested bidder need to fill online form available on e-Auction domain with necessary details.
 - b. Online e-Auction:
 - i. AFPL will declare its Opening Price (OP), which shall be visible to the all Bidders during the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value
 - ii. The "Bid Increase Amount" has been fixed in respect of property which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of "Bid Increase Amount".
 - iii. If a bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for some minutes (refer sale notice for details), from the time that bid comes in. Please note that the auto-extension shall be for unlimited times (as given under the sale notice) and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-

extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

10. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per Annexure - VI after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, AFPL at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
11. The bid once submitted by you, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.
12. The bidders will be able to view the following on your screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 - Highest Rate)
 - b. Bid Placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction
13. The decision of the AFPL regarding declaration of successful bidder shall be final and binding on all the Bidders.
14. AFPL shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
15. AFPL / M/s. ARCA EMART Pvt. Ltd. shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
16. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
17. Successful bidder: At the end of the E-Auction, AFPL will evaluate all the bids submitted and will decide upon the successful bidder. AFPL's decision will be final & binding on all the bidders.
18. **Duration of Auction:** The auction of each property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure -I below. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

Terms & Conditions for Sale of Property (ies)

1. The E-Auction is being held on "**AS IS WHERE IS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS**" AND "**WITHOUT RECOURSE BASIS**".
2. To the best of knowledge and information of the Authorised officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the AFPL. The property is being sold with all the existing and future encumbrances whether known or unknown to the AFPL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.

4. The particulars specified in the auction notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission.
5. The inspection of property put on auction will be permitted to interested bidders at sites to on the day and time mentioned in the public notice annexed as ANNEXURE-I.
6. The EMD is required to be deposited in the bank account within the stipulated date and time as per the details mentioned in the sale notice. For payment mode, intended bidders are required to go through the attached sale notice. Please refer the payment mode for the remittance of EMD amount to the concerned account given under the sale notice. advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and register their name at "<https://www.auctionbazaar.com>" and get user ID and Password free of cost and get training on e-Auction from our service provider, M/s. ARCA EMART Pvt. Ltd. by contacting on Helpline No. 8370969696 and e-mail ID: support@auctionbazaar.com
7. After Registration of bidders in the website as mentioned in para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXUREI)
 - a. Copy of the NEFT/RTGS challan.
 - b. Copy of PAN card.
 - c. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
 - d. Copy of proof of address, without which the bid is liable to be rejected.
8. The e-Auction will take place through web portal "<https://www.auctionbazaar.com>" on the time specified in the eAuction notice published in the newspaper and as per ANNEXURE-I attached herewith.
9. The bidder has to specify the choice of the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)
10. The bid/s shall be accompanied by an Earnest Money Deposit (EMD) i.e. 10% of bid price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
12. If the dues of the AFPL together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to AFPL are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
13. The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against each property under column "Bid Increase Amount" in ANNEXURE-I. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as ANNEXURE-I.
14. The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal ("<https://www.auctionbazaar.com>") online (within 07 working days from date of auction). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
15. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately i.e. on the same day or not later than the next working day, as the case may be and balance 75% amount must be paid within 15 days from confirmation of sale. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer.
16. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
17. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
18. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of AFPL shall

be final. In such an eventuality, AFPL shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by AFPL. For any kind of dispute, bidders are required to contact the concerned authorized officer only. In case all the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.

19. The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted.
20. The Interested Parties and bidder shall neither be a related party to the borrowers and its guarantors, mortgagors in terms of Section 29A IBC nor has having any conflict of interest with said borrower and its guarantors, mortgagors. The Interested parties and bidders must have taken independent business decision to make the bid for purchase/ assignment of the assets/ account of the borrower and its guarantors, mortgagors solely in due course of their business and against adequate commercial considerations after independent due diligence. A declaration cum affidavit has to be submitted along with the Bid (Enclosed as Annexure IV)

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of AFPL or to any other party.
- The decision of AFPL declaration of successful bidder shall be final and binding on all the Bidders.
- M/s. ARCA EMART Pvt.Ltd, / AFPL shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/s. ARCA EMART Pvt.Ltd., is not responsible for any damages, including damages that result from, but are not limited to negligence. M/s. ARCA EMART Pvt.Ltd. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-

Authorised Officer

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.auctionbazaar.com>) and follow the following procedures:

Annexure – II: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – III: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid

Annexure – IV: Just after the completion of e-Bidding Process, the H1 Bidder will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@auctionbazaar.com

Annexure –V: Just after receiving Training on e-Auction, Bidder(s) will have to –

- get the printout

- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@auctionbazaar.com

Annexure – VI: Just after the completion of e-Bidding Process, the H1 Bidder will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@auctionbazaar.com

Annexure VII – Description of the Property

| |
|---|
| All that part and parcel of the property consisting of Plot No./House No. - C-57, Sector N-4/C, Survey No. 14 (P), CIDCO, Chhatrapati Sambhajinagar (Aurangabad), admeasuring 238.00 Sq. mtrs |
|---|

Date: 02nd January 2026

Place : Chhatrapati Sambhajinagar (Aurangabad),

ANNEXURE-II - DETAILS OF BIDDER(S)

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

| <u>SR. NO.</u> | <u>PARTICULARS</u> | <u>TO BE FILLED BY BIDDER(S)</u> |
|----------------|---|----------------------------------|
| 1. | Name(s) of Bidder (in Capital) (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted) | |
| 2. | Father's/Husband's Name | |
| 3. | Postal Address of Bidder(s) | |
| 4. | PAN Number | |
| 5. | Phone/Cell Number | |
| 6. | E-mail ID | |
| 7. | Event ID | |
| 8. | Bank Account details to which EMD amount to be returned: | |
| | <u>Bank Name</u> | |
| | <u>Beneficiary Name</u> | |
| | <u>Bank A/c. No.</u> | |
| | <u>IFSC Code No.</u> | |
| | <u>Branch Name</u> | |
| 9. | Date of submission of bid | |
| 10. | Whether EMD remitted (Yes / No) | |
| | EMD remittance details* | |
| | <u>Date of Remittance</u> | |
| | <u>Name of Bank</u> | |
| | <u>Branch</u> | |
| | <u>Account No.</u> | |
| | <u>IFSC Code No</u> | |

| | | |
|-----|---|--|
| 11. | Bid Amount Quoted (To be mentioned in numerical and words) | |
|-----|---|--|

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available on the website <https://www.auctionbazaar.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 successful bidder.

| | |
|----------------------|--|
| Signature of Bidder | |
| Name of Bidder / (s) | |

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.auctionbazaar.com> during the time of submission of the bid.

ANNEXURE-III - DECLARATION BY BIDDER/(S)

Date:

To:

The Authorised Officer,

Areion Finserve Private Limited
Mumbai -400028

Dear Sir,

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 Electronic Auction being fully aware that the Sale is on "AS IS WHERE IS" basis and "AS ISWHAT IS" and "WITHOUT RECOURSE" condition.
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 Authorised Officer and that the Authorised 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 Authorised 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 Authorised 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 Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised 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. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Areion Finserve Private Limited within 7 Working days from date of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. 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.
8. The Bidder hereby undertakes that he/she/it are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016.

| | |
|---------------------------|--|
| Signature of Bidder / (s) | |
| Name of Bidder / (s) | |
| Address of Bidder/(s) | |
| E-mail of Bidder / (s) | |

Note: This document is required to be duly filled in and signed by the **bidder** and thereafter uploaded in the website <https://www.auctionbazaar.com> during the time of submission of the bid.

ANNEXURE-IV
DECLARATION FROM BIDDER*

To,
The Authorised Officer,
Areion Finserve Private
Limited
Mumbai -400028.

Date:

Dear Sir/Madam,

Subject: Payment under Auction / Event ID no _____ dated _____

Ref: Deposit of Rs _____ made by me on ____ / ____ / ____ being highest bidder/ buyer for auction of _____ held on _____ vide cash/cheque/DD/RTGS/NEFT no _____

I / We hereby declare:

- I have participated in the bidding process of _____ and have been declared Highest Bidder vide letter dated _____
- The source of the amount being paid by me is _____ (Self/Loan/Third Party*)
- My PAN No. is _____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person.
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /Security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC). The details of the two lists are as under:
 - o The "ISIL (Da'esh) & Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (<https://scsanctions.un.org/ohz5jen-alqaida.html>)
 - o The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (<https://scsanctions.un.org/3ppp1en-taliban.html>)

I / We hereby further declare:

1. I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by _____ ("Mortgagor") mortgaged in favour of **Areion Finserve Private Limited** in the loan account of Nilesh Steel And Alloys Pvt Ltd ("Borrower"), pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise.
2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder/ Buyer:
 - a) is an undischarged insolvent;
 - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("RBI") issued under the Banking Regulation Act, 1949 (the "BR Act");
 - c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;

- d) has been convicted for any offence punishable with imprisonment:
 - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
 - (ii) for 7 (seven) years or more under any law for the time being in force.
 - e) is disqualified to act as a director under the Companies Act, 2013;
 - f) is prohibited by the Securities and Exchange Board of India ("SEBI") from trading in securities or accessing the securities markets;
 - g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;
 - h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
 - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
 - j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in Annexure hereto.
3. I, hereby state and confirm that the Bidder/ Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.
 4. I hereby undertake and confirm that I shall immediately intimate Areion Finserve Private Limited, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.
 5. I irrevocably and unconditionally submit to the Areion Finserve Private Limited, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
 6. I submit to Areion Finserve Private Limited that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.
 7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.
 8. I agree and acknowledge that Areion Finserve Private Limited is entitled to rely on the statements and affirmations made in this declaration for the purpose of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.
 9. I, unconditionally and irrevocably, undertake, undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Areion Finserve Private Limited.
 10. I agree that in the event that any of the above statements are found to be untrue or incorrect, then the Bidder/ Buyer unconditionally agrees to indemnify and hold harmless the Areion Finserve Private Limited against any losses, claims or damages incurred by the Areion Finserve Private Limited, as the case may be, on account of such ineligibility of the Bidder / Buyer.

| | |
|---------------------------|--|
| Signature of Bidder / (s) | |
| Name of Bidder / (s) | |

****If the Source of fund is through some Third Party other than the Bidder/Buyer, this declaration has to be obtained from such third party as well.***

ANNEXURE - V - CONFIRMATION BY BIDDER REGARDING RECEIPT OF TRAINING

To,
The Authorised Officer,
Areion Finserve Private Limited
Mumbai -400028

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website <https://www.auctionbazaar.com>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website <https://www.auctionbazaar.com> and also e-Auction notice published by Areion Finserve Private Limited in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that Areion Finserve Private Limited and M/s. Arca Emart Pvt Limited., shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

| | |
|----------------------------------|--|
| Signature of Bidder / (s) | |
| Name of Bidder / (s) | |
| Address of Bidder / (s) | |
| Date | |

Copy to: M/S. Arca Emart Pvt Ltd., 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House,, Rajbhavan Road, Somajiguda, Hyderabad – 500082, Telangana, Help Line No: 8370969696 / +91 7997043999, Help Line e-mail ID: contact@auctionbazaar.com , support@auctionbazaar.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Areion Finserve Private Limited , mentioned in the Sale Notice just after [availing training on e-Auction with a copy to support@auctionbazaar.com](#)

ANNEXURE VI - PRICE CONFIRMATION LETTER BY BIDDER/(S)

**To,
The Authorised Officer,
Areion Finserve Private Limited,
Mumbai -400028**

Sub.: Auction Sale of Property mortgaged in loan account of Nilesch Steel And Alloys Pvt Ltd - Final bid quoted during e- Auction - Sale of Property by Areion Finserve Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In Words _____) for the purchase of the property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised Officer of Areion Finserve Private Limited, through the website of M/s.Arca Emart Pvt Ltd on _____

Yours sincerely,

| | |
|----------------------------------|--|
| Signature of Bidder / (s) | |
| Name of Bidder / (s) | |
| Date | |

Copy to: M/S. Arca Emart Pvt Ltd., 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082, Telangana, Help Line No: 8370969696 / +91 7997043999, Help Line e-mail ID: contact@auctionbazaar.com , support@auctionbazaar.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Areion Finserve Private Limited , mentioned in the Sale Notice immediately upon completion of the bidding [with a copy to support@auctionbazaar.com](mailto:support@auctionbazaar.com)