

APPENDIX- II – A and IV-A

[See Proviso to Rule 6 (2) and Rule 9 (1)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES OF WINSOME YARNS LIMITED (“BORROWER”)

Public Notice for E-Auction Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) and Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower(s) and Guarantor(s) in particular, that the below described movable and immovable properties hypothecated/mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of the Punjab National Bank on behalf of all the Lenders. The debts alongwith all the rights, interests, security and title of Punjab National Bank, Canara Bank, State Bank of Patiala, UCO Bank, Dena Bank and United Bank of India (“Assignors”) were assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as Trustee of EARC Trust SC-168, 139, 150, 172, 176 & 178 respectively (“EARC”).

The Secured Assets will be sold by way of E-auction on “As is where is”, “As is what is”, and “Whatever there is” basis on **April 27, 2021**, for recovery of a sum of Rs. 558,59,00,000/- (Rupees Five Hundred Fifty Eight Crores Fifty Nine Lakhs only) due along with further interest, cost and expenses being due to EARC viz. Secured Creditor from **Winsome Yarns Limited (“Borrower”), Mr. Manish Bagrodia, M/s. Shell Business Private Limited and M/s. Satyam Combines Private Limited**, Mr. Manish Bagrodia (Legal Heir) of Late Mr. Satish Bagrodia (“Guarantors”). The outstanding dues of EARC are provided below: **(Rs. in Cr)**

EARC Trust	Outstanding dues as on	Total Dues
EARC SC Trust 168	09.11.2015	176.38
EARC SC Trust 172	20.11.2015	159.17
EARC SC Trust 150	31.08.2015	116.10
EARC SC Trust SC 139	30.06.2015	45.81
EARC SC Trust SC 176	12.12.2015	45.05
EARC SC Trust SC 178	05.12.2015	16.08
TOTAL		558.59

The reserve price and earnest money deposit shall be as follows:

Lot No.	Reserve Price	Earnest Money Deposit
Lot-I	Rs. 22,19,75,393/-	Rs. 2,21,97,539/-
Lot-II	Rs. 12,24,79,362/-	Rs. 1,22,47,936/-
Lot-III (Lot-I + Lot-II)	Rs. 34,44,54,755/-	Rs. 3,44,45,475/-

Description of the property is given below:

Lot No.	Description
Lot- I	Leasehold Land and civil structure thereupon at Plot No.58, Phase VII, Focal Point, Mohali admeasuring 11,244 sq. yards Bounded as- North- West: A 30, Sigma Vibacoustic, South : B 59, Shivalik Agro Chemicals, East : Road, South West : B 62, Amit Engineering.
Lot- II	All plant, machinery, furniture, fixtures and other movables items lying and being at aforesaid immovable property at Lot-I.
Lot- III	Lot I and Lot II together;

For detailed terms and conditions of the E-auction sale, please refer to the link provided in the Secured Creditor's website i.e. www.edelweissarc.in/Propertysale.

Date: 12.04.2021
Place: Mumbai

Sd/-
Authorised Officer
Phone No: 7400057249/9930235957

Size: 8 (W) x 18 (H)