

 <b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम <b>एक परिवार एक बैंक</b>	<b>दबावग्रस्त आस्ति प्रबंधन शाखा</b> <b>STRESSED ASSET MANAGEMENT BRANCH</b> Janmangal, 4 <sup>th</sup> Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai-400001 जनमंगल, चौथी मंजिल, ४५/४७, मुंबईसमाचारमार्ग, फोर्ट, मुंबई-४००००१ टेलीफोन/TELE : 022- 22630883 ई-मेल/Email <b>bom1447@mahabank.co.in/ brmgr1447@mahabank.co.in</b> प्रधानकार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 <b>Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</b>	 एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की शकलना हेतु हम प्रतिबद्ध हैं

### Sale Notice for sale of immovable properties

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, Bank of Maharashtra, the physical possession of which have been taken by the Authorized Officer of Bank of Maharashtra Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is basis" on **19/09/2020 between 11.00 am and 1.00 pm**, for recovery of the balance due to the Bank of Maharashtra from the Borrowers and Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as:

Lot No.	Name of Borrower, Guarantor & Amount due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
1	<b>Borrower:</b> M/s Saraswati Industries <b>Guarantors:</b> 1. Mr Sunil H Pandirkar 2. Mr Sanchit Harish Shetty 3. Mr Harpal Singh Khurana For recovery of <b>Rs. 5,78,74,105.00</b> plus future interest thereon @ 11.15% p.a. w.e.f. 03/08/2017 plus all cost, charges and expenses or other incidental charges thereof and less the recovery, if any.	Gala No.104, Kanchan Industrial Estate, Andheri Kurla Road, Saki Naka, Mumbai 400 702	<b>Reserve Price</b> Rs 2,69,33,000/- (Rupees Two Crore Sixty Nine Lakh Thirty Three Thousand only)  <b>Earnest Money Deposit</b> Rs 26,90,000 (Twenty Six Lac Ninety Thousand only)
2	M/s Perfect Soya Protein Concentrates Pvt. Ltd.  <b>Guarantors</b> 1. Mr. Rajkishore Maniyar. 2. Mr. Sandeep Maniyar. 3. Mrs. Leeladevi Maniyar. 4. Mrs. Sunita Maniyar.  For recovery of Rs. 8,92,82,006/- (Rs. Eight Crore Ninety two Lakh Eighty two thousand six only) as on 22/07/2015 plus interest and expenses w.e.f. 23/07/2015; less recovery, if any	All that piece and parcel of Flat No. 01, Ground floor, in the Building known as 'JALADARSHAN' ( also called "B - 4 of Municipal Officers Worli C.H.S. Ltd" ), Narayan Pujari Nagar / Municipal Colony, Abdul Gaffar Khan Road, Bearing C.S. No. 5 (pt) of Worli Division, Worli , Mumbai - 400 018, admeasuring 725 SQ. FT.	<b>Reserve Price</b> Rs. 2,62,00,000/- (Rs. Two Crore Sixty Two Lakh only).  <b>Earnest Money Deposit</b> Rs. 26,20,000/- (Rupees Twenty Six Lakh Twenty Thousand only)



1. **Inspection Date & Time:** Lot No 1: on 07/09/2020 between 11 a.m. and 4 p.m.  
Lot No 2: on 11/09/2020 between 11 a.m. and 4 p.m.  
**Last Date of Submission of EMD:** 18/09/2020 upto 5 pm
2. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
3. For lot number 1 as per the bill dated 15/05/2018 and letter dated 01/06/2018 received from the Secretary of the Society, Maintenance & other charges amount of Rs. 32,47,662/- ( Rs. Thirty Two Lakh Forty Seven Thousand Six Hundred Sixty Two only ) is outstanding as of 30/06/2018. There may be further dues after 30/06/2018, which are not known.
4. For lot No 2: a) As per letter dated 22.07.2019 received from the Chairman of the Housing Society, either Mrs. Leeladevi Maniyar & Mrs. Sunita Maniyar or Bank should pay the charges for conformation & Restoration of the said property to its original position. As per the letter received from the Chairman of the housing society, it is informed that Mrs. Leeladevi Maniyar & Mrs. Sunita Maniyar are willing to pay the charges. b) As per letter dated 22.07.2019 received from the Co-operative Housing Society, it is being informed that The Municipal Corporation of Greater Mumbai has issued a notice & instructed the society that transfer of the property will be allowed only for employee of The Municipal Corporation of Greater Mumbai. We have obtained legal opinion from our paneled advocate and our advocate opined that under explicit provision of section 35 of SARFAESI Act 2002, the act will have an overriding effect notwithstanding anything inconsistent contained in any other law for the time being in force. The provisions of the SARFAESI Act has an overriding effect on all other laws. The SARFAESI Act being a central legislation overrides all STATE LEGISLATIONS / ACTS and the rules and regulations framed there under. Advocate concluded his opinion mentioning that bank can conclude the sale of the said flat without obtaining any permission from Municipal Corporation of Greater Mumbai. In view of the above, bank has decided to conduct e-auction of the captioned property in concurrence with the opinions of advocate. c) As per the bill dated 02.03.2020 received from the Chairman of the Housing Society, Maintenance & other charges amount of Rs. 50,503/- ( Rs. Fifty Thousand Five Hundred Three only ) is outstanding as of 31/03/2020. There may be further dues after 31/03/2020, which are not known.
5. The intending purchaser may see title deeds deposited with Bank at Branch with prior appointment. For detailed terms and conditions of the sale, please refer to the link "<http://www.bankofmaharashtra.in/propsale.asp>" provided in the Bank's website or <https://bankeauctions.com> or contact Mr. Vivek B Ghate Ph: 9923400280, Mr. Rohit Sahasrabudhe Ph: 7045786088, Mrs. Megha Jaulkar, Ph: 8424038477, Miss. Nikita Chaturbhuj Ph: 9987360115, Mr. Mayuresh Goregaonkar 9867705436, Mr. Kundal Mitra 9681065553, Mr. Vivek Chauhan, Ph: 8956511538, Mrs. Simmi Kumari Ph: 7002385710.

Date : 31/08/2020  
Place : Mumbai

*V. Ghate*

Authorized Officer  
Bank of Maharashtra

