

 <p>बँक ऑफ महाराष्ट्र Bank of Maharashtra १९५७</p>	<p>दबावग्रस्त आस्ति प्रबंधन शाखा STRESSED ASSET MANAGEMENT BRANCH Janmangal, 4th Floor, 45/47, Mumbai Samachar Marg Fort, Mumbai-400001 जनमंगल, चौथी मंजिल, ४५/४७, मुंबईसमाचारमार्ग, फोर्ट, मुंबई-४००००१ द्वारा/TELE : 022- 22630883 E-mail: bom1447@mahabank.co.in / brmgr1447@mahabank.co.in पञ्जाबायल, १५०१, शिवाजिनगर, पुणे-५ Head Office: LOKMANGAL, 1501, SHIVAJINAGAR PUNE-5</p>	 <p>बँक ऑफ महाराष्ट्र १९५७</p>
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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 20/03/2020 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	<p>Borrower M/s Axis Garment Designers</p> <p>Guarantors (1) Mr Avinash Dagdu Gaikwad (2) Mr Rajendra Dhondu Manjarekar (3) Mrs. Rashmi Baiju Gupta: (4) Mrs. Revati Rajendra Manjarekar</p> <p>For recovery of Rs. 8,01,24,484/- (Rupees Eight Crore One Lac Twenty Four Thousand Four Hundred and Eighty Four only) plus unapplied interest @ 13.75% p.a. (Base rate + 3.50%) with monthly rest w.e.f. 01.03.2015 plus all costs, charges and expenses or other incidental charges thereof, less recovery if any.</p>	<p>Gala No. 473/1, 473/2, 472/6, & 472/7 Each admeasuring about (built-up) 2000 sq. ft. i.e. 185.87 sq. meters on Ground Floor constructed on land bearing Survey No 13, Hissa No. 3, Survey No. 14 at Village Kambe within the limits of Grampanchayat Kambe, Taluka Bhiwandi, District Thane, Sub Division and Sub Registration Office Bhiwandi and Division and District Thane</p>	<p>Reserve Price Rs. 48,01,000/- (Rupees Forty Eight Lakhs One Thousand Only)</p> <p>Earnest Money Deposit Rs. 4,80,000/- (Rupees Four Lakhs Eighty Thousand Only)</p>

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Lot No.	Name of Borrower, Guarantor & Amount due	Short description of the immovable property with known encumbrances	Reserve Earnest Deposit	Price / Money
2	<p>Borrower M/s Sainath Enterprises. Pvt. Ltd.</p> <p>Guarantors (1) Mr. Digambar A Pingle (2) Mrs. Alka D Pingle (3) Mr. Ashok Anandrao Pingle (4) Mr. Balasaheb Anandrao Pingle.</p> <p>For recovery of Rs 9,94,74,740/- (Rs. Nine Crores Ninety Four Lakhs Seventy Four Thousand Seven hundred and Forty Only) plus unapplied interest at 14.25% p.a. upto Rs 20 lakhs and 16.25% above for Rs 20 lakh w.e.f. 18.04.2012 plus all costs, charges and expenses or other incidental charges less recovery if any.</p>	<p>Residential Bungalow situated at Sr. No. 7/6/B-1, Plot No. 1 admeasuring 127.535 sq. mt. (approx.) and Plot no. 2. admeasuring 100.96 sq meter (approx.) at Mouje Anandvali, Savarkar Nagar, Gangapur Road, Nashik</p>	<p>Reserve Price Rs. 1,48,41,000/- (Rs One Crore Forty Eight Lakhs Forty One Thousand only)</p> <p>Earnest Money Deposit Rs. 14,84,100/- (Rupees Fourteen Lakhs Eighty Four Thousand One Hundred only)</p>	
3	<p>Borrower M/s Ushdev International Limited</p> <p>Guarantors 1 Mr. Prateek Vijay Gupta 2 Mrs. Suman Vijay Gupta 3 M/s Ushdev Mercentile Pvt Ltd 4 M/s Ushdev Metals and Minerals Pvt Limited</p> <p>For recovery of Rs. 209,02,85,288.71 (Rupees Two hundred Nine Crore Two Lac Eighty Five Thousand Two Hundred Eighty Eight and Seventy One Paise as on 28/02/2018 plus interest and expenses w.e.f. 01/03/2018; less recovery, if any.</p>	<p>Shop no 8, 2nd Floor, Tiara Commercial Complex, Pokharan Road, Village Majiwade, Tal and Distt Thane bearing Survey No 342/A (Part) registered in the books of Collector of Land Revenue admeasuring 375.37 sq. ft. carpet area</p>	<p>Reserve Price Rs. 67,58,000/- (Rupees Sixty Seven Lakhs Fifty Eight Thousand only)</p> <p>Earnest Money Deposit Rs. 6,76,000/- (Rupees Six Lakhs Seventy Six Thousand only)</p>	
4	<p>For recovery of Rs. 209,02,85,288.71 (Rupees Two hundred Nine Crore Two Lac Eighty Five Thousand Two Hundred Eighty Eight and Seventy One Paise as on 28/02/2018 plus interest and expenses w.e.f. 01/03/2018; less recovery, if any.</p>	<p>Shop no 9, 2nd Floor, Tiara Commercial Complex, Pokharan Road, Village Majiwade, Tal and Distt Thane bearing Survey No 342/A (Part) registered in the books of Collector of Land Revenue admeasuring 375.37 sq. ft. carpet area</p> <p style="text-align: center;"></p>	<p>Reserve Price Rs. 67,57,000/- (Rupees Sixty Seven Lakhs Fifty Seven Thousand only)</p> <p>Earnest Money Deposit Rs. 6,76,000/- (Rupees Six Lakhs Seventy Six Thousand only)</p>	

Lot No.	Name of Borrower, Guarantor & Amount due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
5		Shop no 10, 2 nd Floor, Tiara Commercial Complex, Pokharan Road, Village Majiwade, Tal and Dist Thane bearing Survey No 342/A (Part) registered in the books of Collector of Land Revenue admeasuring 425.17 sq. ft carpet area	Reserve Price Rs. 76,49,000/- (Rupees Seventy Six Lakhs Forty Nine Thousand only) Earnest Money Deposit Rs. 7,65,000 /- (Rupees Seven Lakhs Sixty Five Thousand only)
6	Borrower: M/s J M Ferro Alloys Ltd Mr. Charanjeet Hardayal Mehta (Director No 1) Guarantors: 1. Mrs. Jyoti Dinesh Mehta 2. Mr. Dinesh Mehta 3. Mr. Dilip Verma For recovery of Rs. 17,09,24,717.00/- (Rupees Seventeen Crore Nine Lac Twenty Four Thousand Seven Hundred and Seventeen only) plus unapplied interest @ 15.65 % p.a w.e.f. 24/10/2016 plus all costs, charges and expenses or other incidental charges thereof less recovery if any.	Office No 904, 9 th Floor, Dev Corpora, village Panchpakadi, Thane admeasuring 4045 sq ft built up area.	Reserve Price Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakhs Only) Earnest Money Deposit Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)
7	Borrower M/s Perfect Soya Protein Concentrates Pvt. Ltd. Guarantors 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.	Reserve Price Rs. 2,75,00,000/- (Rs. Two Crore Seventy five lakhs only). Earnest Money Deposit Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only)
	Name of Borrower, Guarantor &	Short description of the	Reserve Price /

Lot No	Amount due	immovable property with known encumbrances	Earnest Deposit Money
8	M/s. K. P. Packaging Ltd.(Borrower) 1.Mr.Madhukant Koovarji Vira (Director and Guarantor) 2.Mr.Ketan Madhukant Vira (Director &Guarantor) For recovery of Rs 8,81,59,995.91/- (Rupees Eight Crore Eighty One Lakhs Fifty Nine Thousand Nine Hundred and Ninety five and ninety One Paise) plus unapplied interest w.e.f. 01.08.2015 plus all costs, charges and expenses or other incidental charges thereof.	Land property C S No.267, "Vira Sadan" Besides Iraqui Bakery, Maulana Azad Road, Nagpada, E Ward, Mumbai Central (East) Mumbai 400008	Reserve Price Rs.3,38,09,000/- (Rupees Three Crore Thirty Eight Lakhs Nine Thousand only) Earnest Deposit Money Rs. 33,80,900/- (Rupees Thirty three Lakhs Eighty Thousand Nine Hundred Only)

1. Inspection Date & Time: Lot No 1: on 02/03/2020 between 11 a.m. and 4 p.m.
Lot No 2: on 04/03/2020 between 11 a.m. and 3 p.m.
Lot No 3, 4 and 5: on 06/03/2020 between 11 a.m. & 1 p.m.
Lot No 6: on 06/03/2020 between 2 p.m. and 5 p.m.
Lot No 7: 09/03/2020 between 11 a.m. and 4 p.m.
Lot No 8: 07/03/2020 between 11 a.m. and 2 p.m.

Last Date of Submission of EMD: 19/03/2020

2. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
3. The sale for Lot number 2 is subject to S.A. 88/2019 filed by Mr. Digambar Anand Pingle at DRT 1, Mumbai. For Lot No 3,4 and 5 the builder Nikhil Developer vide letter dated 07/06/2019 had claimed maintenance dues including water charges, property tax and interest of Rs. 3,72,270/-, Rs. 3,74,031/- and Rs. 4,21,693/- respectively. The bank had suitable replied to it vide its letter dated 14/06/2019. And for lot number 6 sale is subject to S.A. No. 174 of 2018 filed by borrower in DRT 3. In the same lot i.e. lot number 6 the bullder had claimed outstanding maintenance of Rs.18,58,705/- and TMC had claimed Rs 6,73,394 towards Property Tax
4. For lot No 7: 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 02.01.2020 received


from the Chairman of the Housing Society, Maintenance & other charges amount of Rs. 34361/- (Rs Thirty four thousand three hundred Sixty one only) is outstanding as of 31.01.2020.

- 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. Aditya Prakash Ph: 9890055110, 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 : 20/02/2020

Place : Mumbai


Authorized Officer
Bank of Maharashtra

