

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक</p>	<p align="center">दबावग्रस्त आस्तिप्रबंधनशाखा STRESSED ASSET MANAGEMENT BRANCH</p> <p align="center">Janmangal, 4th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai-400001 जनमंगल, चौथी मंजिल, ४५/४७, मुंबईसमाचारमार्ग, फोर्ट, मुंबई-४००००१</p> <p align="center">टेलीफोन/TELE : 022- 22630883 ई-मेल/Email bom1447@mahabank.co.in / brmgr1447@mahabank.co.in</p> <p align="center">प्रधानकार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	 <p align="center">एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं</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”** on **29/11/2019** 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. AvinashDagduGaikwad (2) Mr. Rajendra DhonduManjarekar (3) Mrs. RashmiBaiju 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 GrampanchayatKambe, TalukaBhiwandi, District Thane, Sub Division and Sub Registration Office Bhiwandi and Division and District Thane</p>	<p>Reserve Price Rs. 50,53,896/- (Rupees Fifty Lakhs Fifty Three Thousand Eight Hundred Ninety Six Only)</p> <p>Earnest Money Deposit Rs. 5,05,400/- (Rupees Five Lakhs Five Thousand Four Hundred Only)</p>

Lot No.	Name of Borrower, Guarantor & Amount due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
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. BalasahebAnadrao 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 Bunglow 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 MoujeAnandvali, 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. 71,14,000/- (Rupees Seventy One Lakhs Fourteen Thousand only)</p> <p>Earnest Money Deposit Rs. 7,11,400/- (Rupees Seven Lakhs Eleven Thousand Four Hundred 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>Reserve Price Rs. 71,13,000/- (Rupees Seventy One Lakhs Thirteen Thousand only)</p> <p>Earnest Money Deposit Rs. 7,11,300/- (Rupees Seven Lakhs Eleven Thousand Three Hundred 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. 80,52,000/- (Rupees Eighty Lakhs Fifty Two Thousand only) Earnest Money Deposit Rs. 8,05,200 /- (Rupees Eight Lakhs Five Thousand Two Hundred only)
6	Borrower: M/s J M Ferro Alloys Ltd Mr. CharanjeetHardayal Mehta (Director No 1) Guarantors: 1. Mrs. Jyoti Dinesh Mehta 2. Mr. Dinesh Mehta 3. Mr. DilipVerma 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.aw.e.f. 27/05/2016 plus all costs, charges and expenses or other incidental charges thereof less recovery if any.	Office No 904, 9 th Floor, Dev Corpora, village Panchpak -adi, Thane admeasuring 4045 sqft built up area.	Reserve Price Rs. 3,68,43,000/- (Rupees Three Crore Sixty Eight Lakhs Forty Three Thousand Only) Earnest Money Deposit Rs. 36,84,300/- (Rupees Thirty Six Lakhs Eighty Four Thousand Three Hundred Only)
7	Borrower M/s.PVN Tex Industries Guarantors 1.Mr. Arvindkumar Poonamchand Agarwal (Partner of No .1 and Guarantor) 2. Mr Bikash Premchand Mittal (Partner of No .1 and Guarantor) 3. M/s Vicotex Fabrics Pvt Ltd (Mr. Poonamchand Laxminarayan Agarwal, Guarantor-Director & Mrs. Dimple Arvindkumar Agarwal, Guarantor-Director)	Industrial Land & Building situated at Plot bearing Survey Nos.222 and 223/1, Near OI DC Industrial Estate, Opp Dabhel Talao, Village Dabhel, Tal Daman admeasuring 5020 sqmtrs	Reserve Price Rs.7,83,00,000 /- (Rupees Seven Crore Eight Three Lakhs only) Earnest Money Deposit Rs. 78,30,000 /- (Rupees Seventy Eight Lakhs Thirty Thousand Only)

Lot No	Name of Borrower Guarantor & Amount due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
	For recovery of Rs. 12,76,01,239.50 (Rupees Twelve Crore Seventy Six Lacs one Thousand Two Hundred and Thirty nine and fifty paise) plus unapplied interest w.e.f. 01.10.2016 plus all costs, charges and expenses or other incidental charges thereof.		
8	<p>M/s.K.P.Packaging Ltd.(Borrower)</p> <p>1.Mr.Madhukant Koovarji Vira (Director and Guarantor)</p> <p>2.Mr.Ketan Madhukant Vira (Director &Guarantor)</p> <p>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.</p>	<p>Land property C S No.267, "Vira Sadan" Besides Iraqui Bakery, MaulanaAzad Road, Nagpada, E Ward, Mumbai Central (East) Mumbai 400008</p>	<p>Reserve Price Rs.3,38,09,000/- (Rupees Three Crore Thirty Eight Lakhs Nine Thousand only)</p> <p>Earnest Money Deposit Rs. 33,80,900/- (Rupees Thirty three Lakhs Eighty Thousand Nine Hundred Only)</p>
9	<p>Borrower</p> <p>M/s Perfect Soya Protein Concentrates Pvt. Ltd.</p> <p>Guarantors</p> <p>1.Mr. Rajkishore Maniyar.</p> <p>2.Mr. Sandeep Maniyar.</p> <p>3.Mrs. Leeladevi Maniyar.</p> <p>4.Mrs. Sunita Maniyar.</p> <p>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</p>	<p>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.</p> <p>To the best of knowledge and information of the Authorized Officers, there are no encumbrances on the properties, except as mentioned herein.</p> <p>Bank has received letter dated 22/07/2019 from The Secretary of Municipal Officer's Worli Co – operative Housing</p>	<p>Reserve Price Rs. 2,75,00,000/- (Rs. Two crore Seventy five lakhs only).</p> <p>Earnest Money Deposit Rs. 27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only)</p>

Lot No	Name of Borrower Guarantor & Amount due	Short description of the immovable property with known encumbrances	Reserve Earnest Deposit	Price / Money
		Society Ltd. Jaladarshan' Building No. B – 4, Municipal Officers Colony, Khan Abdul Gaffar Khan Road, Worli, Mumbai – 400018, regarding salability / status of the property, which has been suitably replied by Bank vide letter dated 13/08/2019		

1. **Inspection Date & Time:** Lot No 1: on 20/11/2019 between 11 a.m. and 4 p.m.
Lot No 2: on 16/11/2019 between 11 a.m. and 4 p.m.
Lot No 3,4 and 5: on 22/11/2019 between 11 a.m. & 1 p.m.
Lot No 6: on 22/11/2019 between 2 p.m. and 5 p.m.
Lot No 7: 21/11/2019 between 11 a.m. and 4 p.m.
Lot No 8: 22/11/2019 between 11 a.m. and 4 p.m.
Lot No 9: 22.11.2019 between 11 a.m. and 4 p.m

Last Date of Submission of EMD: 28/11/2019

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 Writ Petition (ST) No 15700 of 2018 in Mumbai High Court (ShriramSahakari Bank Ltd (in liquidation) &Ans) & S.A. 88/2019 filed by Mr. DigambarAnand 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. 3,72,279/-, 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 builder had claimed outstanding maintenance of Rs. 18,58,705/-

4. 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://www.bankeauctions.com> or contact Mr. Aditya Prakash Ph: 9890055110, Mr. Rohit Sahasrabudhe Ph: 7045786088, Mrs. MeghaJaulkar, Ph: 8424038477, Miss.NikhitaChaturbhujPh: 9987360115, Mr.Mayuresh Goregaonkar 9867705436, Mr.KundalMitra 9681065553, Mr. Vivek Chauhan, Ph: 8956511538, Mrs.SimmiKumariPh: 7002385710.

Date: 11/11/2019

Place:

Authorized Officer Mumbai
Bank of Maharashtra