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 <p>बँक ऑफ महाराष्ट्र Bank of Maharashtra</p> <p>एक सौभाग्य एक बँक</p> <p>ए.स. नं.0: जंजिरावळमंगल 1501, शिवाजीनगर, SHIVAJINAGAR, पुणे PUNE-4</p>	<p><b>दबावग्रस्त आस्ति प्रबंधन शाखा, मुंबई</b> <b>Stressed Asset Management Branch, Mumbai</b></p> <p>धौवी मंजिल, जनमंगल 4<sup>th</sup> floor, Janamangal, 45/47, मुंबई: समाचार मार्ग, Mumbai samechar Marg फोर्ट मुंबई 400001 Fort Mumbai 400001</p>	 <p>2021</p> <p>आयुक्तक सेना-संरक्षण</p> 
टेलीफोन: 022- 22660883 ई-मेल: e-mail: brmgr1447@mahabank.co.in; bom1447@mahabank.co.in		

**Sale Notice for sale of immovable properties**  
**(Appendix-IV-A)**

**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 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 **19/05/2021** between **11.00 am and 1.00 pm**, for recovery of Rs 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 due to the Bank of Maharashtra, Secured Creditor from 1) **Borrower** M/s Ushdev International Limited , registered office at 6<sup>th</sup> Floor, New Harileela House, Mint Road, Mumbai 400 001 also at 6<sup>th</sup> Floor, Apeejay House, Fort, Mumbai 400001 **Guarantors** 2) Mr. Prateek Gupta, 3) Mrs. Suman Gupta both resides of 6<sup>th</sup> Floor, Apeejay House, Fort, Mumbai 400001 also at 6/A/1, Brighton Apartment , Rungtha lane 68, D. Nepean Sea Road, Mumbai-400006. 4) M/s. Ushdev Mercantile Pvt Ltd at 6<sup>th</sup> Floor, New Harileela House, Mint Road, Mumbai 400 001 Also at: Apeejay Premises Coop Premises Society Ltd, 6<sup>th</sup> Floor, 130, Mumbai Samachar Marg, Fort, Mumbai 5) ) M/s Ushdev Metals and Minerals Private Limited, 6th Floor, New Harileela House, Mint Road, Mumbai 400 001

Lot No	Short description of the immovable property with known encumbrances	Reserve Price	EMD
1.	Office no 8, Admeasuring 375.37 sq. ft carpet area, on the 2nd Floor of the building known as "Tiara Commercial Complex", situate lying and being at Pokharan Road, in the Village of Majiwade, Taluka and District Thane , in the registration district and sub-district of Thane, bearing Survey No. 342/A (Part) registered in the books of Collector of Land Revenue.	Rs.60,75,000/- (Rs. Sixty Lakhs Seventy Five Thousand Only)	Rs.6,07,500/- (Rs. Six Lakhs Seven Thousand Five Hundred Only)
2.	Office no 9, Admeasuring 375.37 sq. ft carpet area, on the 2nd Floor of the building known as "Tiara Commercial Complex", situate lying and being at Pokharan Road, in the Village of Majiwade, Taluka and District Thane , in the registration district and sub-district of Thane, bearing Survey No. 342/A (Part) registered in the books of Collector of Land Revenue.	Rs.60,75,000/- (Rs. Sixty Lakhs Seventy Five Thousand Only)	Rs.6,07,500/- (Rs. Six Lakhs Seven Thousand Five Hundred Only)

  


3.	Office no 10, Admeasuring 425.17 sq. ft carpet area, on the 2nd Floor of the building known as "Tiara Commercial Complex", situate lying and being at Pokharan Road, in the Village of Majiwade, Taluka and District Thane, in the registration district and sub-district of Thane, bearing Survey No. 342/A (Part) registered in the books of Collector of Land Revenue.	Rs. 68,85,000/- (Rs. Sixty Eight Lakhs Eighty Five Thousand Only)	Rs. 6,88,500/- (Rs. Six Lakhs Eighty Eight Thousand Five Hundred Only)
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1. **Known Encumbrances:** We have received letter from M/s Nikhil Developers dated 06/10/2019 stating pending maintenance dues from September 2016 till May 2019 as under:-  
For Lot No. 1- 6,15,869/-  
For Lot No 2- 6,15,869/-  
For Lot No 3 - 6,97,574/-
2. **Inspection Date & Time:** 07.05.2021 between 11.00 a.m to 3.00 p.m.
3. **Last Date and time of Submission of EMD:** Upto 5.00 p.m. on 17.05.2021

For detailed terms and conditions of the sale, please refer to the link <https://www.bankofmaharashtra.in/propsale.asp> provided in the Bank's website and also on E-bikray portal ([www.ibapi.in](http://www.ibapi.in)) or contact Mr. Rohit Sahasrabudhe Ph: 7045786088, Mrs. Megha Jaulkar, Ph: 8424038477, Ms. Nikita Chaturbhuj Ph: 9987360115, Mr. Mayuresh Goregaonkar 9867705436, Mr. Kundal Mitra 9681065553, Mrs. Simmi Kumari Ph: 7002385710.

This Notice is also fifteen days' notice under Securitization Act to the borrower /guarantors. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

Date: 30.04.2021  
Place: Mumbai

  
  
**(Rohit S. Sahasrabudhe)**  
**Authorized Officer and**  
**Chief Manager**  
**Stressed Asset Management Branch**  
**Bank of Maharashtra**