

 <p><b>बैंक ऑफ महाराष्ट्र</b> Bank of Maharashtra</p> <p>एक पीढी एक बैंक</p> <p>प्र.का. H.O.: लोकमंगल, LOKMANGAL 1501, शिवाजीनगर, SHIVAJINAGAR, पुणे PUNE-5</p>	<p><b>दबावग्रस्त आस्ति प्रबंधन शाखा, मुंबई</b> Stressed Asset Management Branch, Mumbai</p> <p>चौथी मंजिल, जनमंगल 4<sup>th</sup> floor, Janamangal, 45/47, मुंबई समाचार मार्ग, Mumbai samachar Marg फोर्ट मुंबई 400001 Fort Mumbai 400001</p>	 <p>2021</p> <p>जगन्मोक्ष मे कर्म कर्मयोग</p>
<p>टेलीफोन: 022- 22630883 ई-मेल/e-mail: brmgr1447@mahabank.co.in; bom1447@mahabank.co.in</p>		

### 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 possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 28.04.2021 between 11.00 am and 1.00 pm, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under:

Lot no.	Name of Borrower	Name Guarantor of	Amount Due	Short Description of immovable property	Possession type	Reserve Price/Earnest Money Deposit (EMD)
1	M/s. Elecktrome d India Pvt Ltd	a) Mr. Shripal.R. Morakhia. b) Mr. Tushar A. Morakhia c) Mr. Chirag A. Morakhia d) Mr. Darshil Morakhia e) Mr. Ashok Kumar Morakhia f) Mr. Pankaj Morakhia g) Mrs. Shilpa Morakhia h) Shardaben Morakhia	Rs. 14,05,20,386.00 (Rupees Fourteen Crore Five Lakhs Twenty Thousand Three hundred eighty six only) as on 17/01/2015 plus unapplied interest and charges w.e.f. 18/01/2015 less recovery if any.	Godown/Gala No 1 (With A.C. Sheet Roofing) with land beneath it, admeasuring 1375 sq.ft. or thereabout bearing H.No.364 with all FSI NOC, rights constructed on N.A. Plot of Land bearing S. No 169 Hissa No 6 Plot No 2 at Mauje Rahnal Village Taluka Bhiwandi, within	Physical	Rs. 12,37,500/- (Rupees Twelve Lakhs Thirty Seven Thousand Five Hundred Only)  EMD : Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)

**Sale Notice for E-auction dated 28.04.2021-Immovable Properties**



		h) Morakhia Family Trust  i) M/s. Gloabtel Convergence Ltd (Under IBC proceedings)		registration District of Thane & Sub-registration District & Division of Bhiwandi		
2	M/s Perfect Soya Protein Concentrates Pvt. Ltd.	1. Mr. Rajkishore Maniyar. 2. Mr. Sandeep Maniyar. 3. Mrs. Leeladevi Maniyar. 4. Mrs. Sunita Maniyar.	Rs. 8,92,82,006/- (Rs. Eight Crore Ninety two Lakh Eighty two thousand six only) as on 22/07/2015 plus unapplied interest and charges w.e.f. 23/07/2015 less recovery if any	Flat No. 01, Ground floor, in the Building known as 'JALADARSHA N' ( 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.	Physical	Rs. 2,15,32,500/- (Rupees Two Crores Fifteen Lakhs Thirty Two Thousand Five Hundred Only)  EMD: Rs. 22,00,000/- (Rupees Twenty Two Lakhs)
3	M/s Drishti Trade House	1. Mr. Manoj Premchand Dharmani 2. Ms. Payal Manoj Dharmani 3. Mrs Pushpa G Veerani 4. Mr Ajitsingh G Veerani	Rs. 7,88,57,347.29/- (Rupees Seven Crores Eighty Eight Lakhs Fifty Seven Thousand Three Hundred Forty seven and Paise Twenty Nine) as on 30/10/2014 plus unapplied interest and charges w.e.f. 31/10/2014 less recovery if any	Office no. B10 Nav Vyapar Bhawan 49 P'D' Mello Road Carnac Bunder Masjid East Mumbai 400 009 admeasuring carpet area 300 Sq ft , built up area 360 Sq ft	Physical	Reserve Price : Rs. 37,80,000/- (Rupees Thirty Seven Lakhs and Eighty Thousand Only)  EMD: Rs. 4,00,000/- ( Rupees Four Lakhs Only)




1. **Inspection Date & Time:** Lot No 1: on 20/04/2021 between 11 a.m. and 3 p.m.  
Lot No 2: on 20/04/2021 between 11 a.m. and 4 p.m.  
Lot No 3: on 20/04/2021 between 11 a.m. and 3 p.m.

**Last Date of Submission of EMD:** 26/04/2021 till 4:00 p.m.

2. This Notice is 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.
3. **Known Encumbrances : For Lot No. 2 :** a) As per letter dated 22.07.2019 & 05/02/2021 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 panelled 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. b) As per the letter dated 05/02/2021 received from the Chairman of the Housing Society, Maintenance & other charges amount of Rs. 1,99,597/- ( Rs. One Lakh Ninety Nine thousand Five hundred Ninety Seven only ) is outstanding as of 05/02/2021.
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 <https://www.bankofmaharashtra.in/proposal.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, Mr. Yogesh Dingankar, Ph: 9820775594, Mrs. Megha Jaulkar, Ph: 8424038477, Ms. Nikita Chaturbhuj Ph: 9987360115, Mr. Mayuresh Goregaonkar 9867705436, Mr.Kundal Mitra 9681065553, Mrs. Simmi Kumari Ph: 7002385710

Date: 06.04.2021  
Place: Mumbai

  
Authorized Officer  
Bank of Maharashtra

