



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 provision 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, will be sold on "As is where is", "As is What is" and "Whatever there is" basis in e-auction on **14.06.2024** between 11.00 a.m. to 3.00 p.m. for recovery of the amount 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/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Sr. No.	Name of Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable property/ies with known encumbrance	Reserve Price / Earnest Money Deposit / Bid Increment
Lot 1	1. M/s. Ushdev International Limited, 6th Floor, New Harileela House, Mint Road, Mumbai - 400 001. Also at: 6th Floor, Apeejay House, Fort, Mumbai - 400001. 2. Mr. Prateek Gupta & 3. Mrs. Suman Gupta, Both R/o. 6th 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. 6th Floor, New Harileela House, Mint Road, Mumbai - 400 001. Also at: Apeejay Premises Co.op Premises Society Ltd, 6th 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.	Rs. 209,02,85,288.71 (Rupees Two Hundred Nine Crore Two Lac Eighty Five Thousand Two Hundred Eighty One Paise) plus interest and expenses w.e.f. 01.03.2018; less recovery, if any. (Encumbrance/s -Not known)	Lot A- Shop No. 8, 2nd Floor, S.No.342/A (part) Tiara Commercial Complex, Pokharan Road, Village Majiwade, Tal. and Distt. Thane admeasuring 375.37 sq. ft. carpet area. owned by M/s. Ushdev Metals and Mineral Pvt. Limited. Lot B- Shop No. 9, 2nd Floor, S.No. 342/A, (part),Tiara Commercial Complex, Pokharan Road, Village Majiwade, Tal. and Distt. Thane admeasuring 375.37 sq. ft. carpet area owned by M/s. Ushdev Metals and Mineral Pvt. Limited.	Reserve Price: Rs. 56,59,200/- (Rs. Fifty Six Lakh Fifty Nine Thousand Two Hundred Only) EMD: Rs. 5,66,000/- (Rs. Five lakh sixty six thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rs. One Lakh Only)
Lot 2	1. M/s. Kraft Impex Industrial Land and Building constructed on Grampanchayat House No. 1132/B, Plt No. 7,S .No.17/5, Village Asangaon, Tal. Shahapur, Dist. Thane, Pin-421601. Partners & Guarantors 2. Ravindra Hastimal Jain Flat No. 403, Anant Apartment, Sarvoday Nagar, Mulund (W), Mumbai - 400080 3. Rajeev Parmesh Yadav, A-1107, Mahaveer Universe, LBS Marg, Opposite to Jain Temple, Bhandup (W), Mumbai - 400078.	Rs. 8,29,59,479.80 plus interest and expenses w.e.f. 31.05.2022; less recovery, if any. (Encumbrance/s -Not known)	All that part and parcel of Industrial land & building at Grampanchayat House no. 1132/B situated on S.No.17/5, Plot No. 7 admeasuring 1000 sq. mtrs. with shed at village Asangaon, Tal. Shahapur, Dist Thane, Pin- 421601 owned by Mr. Rajiv Parmesh Yadav.	Reserve Price: Rs. 1,88,60,000/- (Rupees One Crore Eighty Eight Lakh Sixty Thousand Only) EMD: Rs. 18,86,000/- (Rupees Eighteen Lakh Eight Six Thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rs. One Lakh Only)
Lot 3	M/s. Anmol Rice Mills Pvt. Ltd. Address- D-2, Benmar Apartment, Ground Floor, Hill Road, Bandra (West), Mumbai - 400 050. Also At: G-106, Pioneer Residency-II, Daulat Nagar, S.V. Road, Santacruz West, Mumbai-400 054. Directors & Guarantors- 1. Sidhant Thakur D-2, Benmar Apartment, Hill Road, Bandra (West), Mumbai-400 050. Also at: A/3 Miling Building, RTO Lane, Opp. Mohit Heights, Near MHADA Signal, 4 Bunglows, Andheri West - 400053. 2. Sheetal Thakur, D-2, Benmar Apartment, Hill Road, Bandra (West), Mumbai- 400 050. Also at: A/3 Miling Building, RTO Lane, Opp. Mohit Heights, Near MHADA Signal, 4 Bunglows, Andheri West, 400053. 3. Aarti Shishir Singh, D-2, Benmar Apartment, Hill Road, Bandra (West), Mumbai - 400 050. Also at- A/3 Miling Building, RTO Lane, Opp Mohit heights, Near MHADA Signal, 4 Bunglows, Andheri West - 400053. Guarantors- 4. Satyendra Singh Thakur, D-2, Benmar Apartment, Hill Road, Bandra (West), Mumbai - 400 050. Also at: A/3 Miling Building, RTO Lane, Opp Mohit Heights, Near MHADA signal, 4 Bunglows, Andheri West - 400053. 5. M/s. Punit Asset Advisors & Developers Punit Nagar A-wing Ground Floor Tembode Road, Palghar West, Mumbai - 401404.	Rs. 9,77,19,999/- plus unapplied interest plus all cost, charges and expenses or other incidental charges thereof w.e.f. 01.11.2014, less recovery ; if any (Encumbrance/s - Not known)	Lot A) All those piece and parcels of land and building at Gut No. 86 admeasuring approx. 4100 sq. meters. in village Urse, Taluka Dahanu, Dist. Palghar. Lot B) All those piece and parcels of hypothecated Machinery at Gut No. 86 admeasuring 1 acre i.e. approx. 4100 sq.meters.in village Urse, Taluka Dahanu, Dist. Palghar Encumbrances : Not Known	Reserve Price: Rs. 56,85,000/- (Rs. Fifty Six Lakh Eighty Five Thousand Only) EMD: Rs. 5,69,000/- (Rs. Five Lakh Sixty Nine Thousand Only) Bid increment Amount: Rs. 1,00,000/- (Rs. One Lakh Only)
Lot 4	1. M/s. Sudar Industries Limited (In Liquidation) At Plot No. 27 & 29, Village Paud, Mazgaon Road, Khalapur Taluka, Raigad District, Maharashtra. Also At: The Great Eastern Summit - B, 901 - 902, 9th Floor, Plot No. 66, Sector - 15, CBD Belapur, Navi Mumbai - 400614 (2) Mr. Murugan M. Thevar C/o. Sudar Industries Limited, The Great Eastern Summit - B, 901-902, 9th Floor, Plot No. 66, Sector -15, CBD, Belapur, Navi Mumbai - 400614. 2. Mr. Murugan Thevar G-9, RH-01, Near Khopkar Hospital, Sector-7, Vashi, Navi Mumbai - 400703. Also at- Kamaraaj Nagar, 1st Lane, Vikas Co-op. Housing Society Unit No. 14/15, Eastern Express Highway, Ghatkopar East, Mumbai - 400077. Also at- A-902, Prajapati Lawns, 9th, Floor "A" Wing, Sector 12, Kharghar, Navi Mumbai - 410210.	Rs. 287,69,40,081.76 plus unapplied interest wef 20.09.2015 and expenses or other incidental charges thereof and less recovery if any.	All that peace & parcel of Residential Land & Building on S.No.36, Hissa No. 2A, Savroli-Kharpada Road, Village Madap, Tal. Khalapur, Dist. Raigad admeasuring approx. 9540 sq. mtrs. owned by M/s. Sudar Industries Limited (Encumbrance/s -Not known)	Reserve Price: Rs. 2,31,00,000/- (Rs. Two Crore Thirty One Lakh Only) EMD : Rs. 23,10,000/- (Rs. Twenty Three Lakh Ten Thousand Only Only) Bid increment Amount: Rs. 1,00,000/- (Rs. One Lakh Only)

Lot 4	1. M/s. Sudar Industries Limited (In Liquidation) At Plot No. 27 & 29, Village Paud, Mazgaon Road, Khalapur Taluka, Raigad District, Maharashtra. Also At: The Great Eastern Summit – B, 901 – 902, 9th Floor, Plot No. 66, Sector – 15, CBD Belapur, Navi Mumbai – 400614 (2) Mr. Murugan M. Thevar C/o. Sudar Industries Limited, The Great Eastern Summit – B, 901-902, 9th Floor, Plot No. 66, Sector-15, CBD Belapur, Navi Mumbai – 400614. 2. Mr. Murugan Thevar G-9, RH-01, Near Khopkar Hospital, Sector-7, Vashi, Navi Mumbai - 400703. Also at- Kamaraj Nagar, 1st Lane, Vikas Co-op. Housing Society Unit No. 14/15, Eastern Express Highway, Ghatkopar East, Mumbai – 400077. Also at- A-902, Prajapati Lawns, 9th, Floor "A" Wing, Sector 12, Kharghar, Navi Mumbai - 410210.	Rs. 287,69,40,081.76 plus unapplied interest wef 20.09.2015 and expenses or other incidental charges thereof and less recovery if any.	All that peace & parcel of Residential Land & Building on S.No.36, Hissa No. 2A, Savroli-Kharpada Road, Village Madap, Tal. Khalapur, Dist. Raigad admeasuring approx. 9540 sq. mtrs. owned by M/s. Sudar Industries Limited (Encumbrance/s -Not known)	Reserve Price: Rs. 2,31,00,000/- (Rs. Two Crore Thirty One Lakh Only) EMD : Rs. 23,10,000/- (Rs. Twenty Three Lakh Ten Thousand Only Only) Bid increment Amount: Rs. 1,00,000/- (Rs. One Lakh Only)
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Sr.	Particulars	Date & Time
1.	Date and time of E- Auction	14.06.2024 between 11.00 a.m. and 3.00 p.m.
2.	Last Date of Submission of Bid with EMD	Before commencement of E-auction (as per mstc rules)
3.	Inspection Date & Time	10.06.2024 between 02.00 pm to 05.00 pm
Contact person: Santosh Kajale - 9766024933, Sapna Tekwani - 9898499411, Mr. Ritesh Ranjan - 8956197944, Mr. Anup Kumar Singh -7084150011.		

Bank has **Physical Possession** with No known encumbrance. However, dues/charges/ encumbrances, if any, due on the respective property, shall be borne by the bidder. E-auction shall be conducted through the MSTC E-Bikray. Bidders have to log in on the website – ["https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp"](https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp). In this regard, the Bidders may please register on MSTC well in advance to avoid last minute anxiety / rush.

For detailed terms and conditions of the sale, please refer to the link ["https://www.bankofmaharashtra.in/properties_for_sale.asp"](https://www.bankofmaharashtra.in/properties_for_sale.asp) provided in the Bank's website.

Date: 22.05.2024

Place: Mumbai

Sd/-
Chief Manager & Authorized Officer,
SAM Branch, Mumbai