

इंडियन बैंक



Indian Bank

Stressed Asset Management Branch,  
Indian Bank, Office No. 73, 7<sup>th</sup> Floor, Mittal Chambers, Nariman Point,  
Mumbai 400021  
Mail Id: [arbmumbai@indianbank.co.in](mailto:arbmumbai@indianbank.co.in),

22/05/2024

**Notice of sale under Rule 6(2) & 8(6) of The Security Interest [Enforcement Rules] 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002**

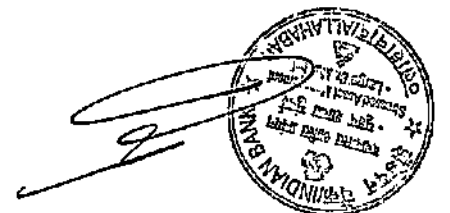
To,

Mr. Kashinath Jadhav. Resident of: 9, Laxmidas Wadi, Sane Guruji Marg, Jacob Circle Mumbai 400011.	Late Mrs. Rajni K. Jadhav, Represented by Legal Heir/s. Resident of: 9, Laxmidas Wadi, Sane Guruji Marg, Jacob Circle Mumbai 400011.
Mr. Shanavaz Khan Resident of Sarafat Khan House Near B.N.C. School, Marol Maroshi Road Andheri (East) Mumbai 400059.	Mr. Vikas Kisan Gaikwad, 6/D,315 Matoshree Nagar, Near Wimco Naka, Ambarnath (W) Thane 421501.

Sir/Madam,

Sub: Your LC facility M/s. Royal Agro Green Food Industries Private Limited (Dissolved by order of Hon'ble NCLT Mumbai) bearing account no. 50133522219/50255327547 with INDIAN BANK SAM BRANCH MUMBAI Reg.-----

M/s. Royal Agro Green Food Industries Private Limited (Dissolved by order of Hon'ble NCLT Mumbai) availed Cash Credit facility from Indian Bank, IF Branch, Mumbai the repayment of which is secured by mortgage/hypothecation of the schedule mentioned properties hereinafter referred to as "the Properties". M/s. Royal Agro Green Food Industries Private Limited (Dissolved by order of Hon'ble NCLT Mumbai) failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 11.04.2015 under Sec.13 [2] of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 [for short called as "The Act"], was issued by the Authorized Officer calling upon M/s. Royal Agro Green Food Industries Private Limited (Dissolved by order of Hon'ble NCLT Mumbai) and others liable to the Bank to pay the amount due to the tune of Rs. 183178381.89 [Rupees Eighteen Crore Thirty One Lakh Seventy Eight Thousand Three Hundred Eighty One and Paise Eighty Nine only] as on 11/04/2015 with further interest, costs, other charges and expenses thereon from 12/04/2015 but M/s. Royal Agro Green Food Industries Private Limited (Dissolved by order of Hon'ble NCLT Mumbai) failed to make payment despite Demand Notice dated 11/04/2015.



As M/s. Royal Agro Green Food Industries Private Limited (Dissolved by order of Hon'ble NCLT Mumbai) and its directors/guarantors failed to make payment despite Demand Notices, the Authorized Officer took symbolic Possession of property under the Act on 29.06.2015 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned/Authorized Officer intends selling the schedule mentioned securities in the following mode:

The sale proposed to be held is by way of public tender/auction adopting the e-auction mode.

As per Rule 6 (2) and 8 (6) of the Security Interest [Enforcement] Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale as required has been issued, which failed for want of bidders. As sale is being conducted again as per rule 9 (1) of the SARFAESI Act, hence we are issuing this notice.

The amounts due as on 31.03.2024 is Rs. 53,39,64,487.10 (Rupees Fifty Three Crore Thirty Nine Lakh Sixty Four Thousand Four Hundred Eighty Seven and Paisa Ten only) with further interest, costs, other charges and expenses thereon from 01.04.2024.

Please take note that this notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized officer any time after 15 days 12/06/2024 which would be by e-auction mode.

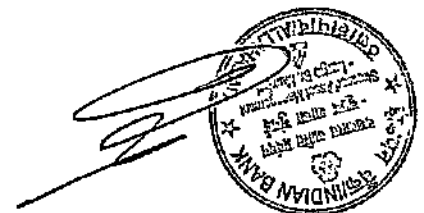
The Inspection of the Schedule mentioned property and related documents and up to date EC etc by the intending purchasers/bidders may be done at their expense on 05/06/2024 between 2.00 pm to 4.00 pm.

The Reserve price and Earnest Money Deposit [EMD] for the sale of the secured assets is fixed as mentioned in the schedule.

The Tender / bid Form with the terms and conditions can be had on-line from the website (<https://ibapi.in> and [www.mstcecommerce.com](http://www.mstcecommerce.com)) and using the provision in the system / software. The tender form and the terms and conditions would be available in the website from 24.05.2024 to 11.06.2024 from 10.30 am to 4.00 pm.

The intending Bidders/Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), The intending Bidders/Purchasers have to transfer the EMD amount in his Global EMD Wallet by NEFT i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.mstcecommerce.com/auctionhome/ibapi>) for depositing in bidders



**Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale without assigning any reason therefore.

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/Demand Draft/Account Transfer and/or any other acceptable mode of money transfer. The Nodal Bank account no./IFSC Code etc. for online money transfer is as under.

Nodal Bank a/c No. and A/c Name	Branch name and IFSC Code
94380015071 "SUNDRY DEPOSIT EMD ACCOUNT"	IDIB000N052 Indian Bank Nariman Point Branch, Mumbai

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "AS IS WHERE IS AND AS IS WHAT IS" basis and no representations and warranties are given by the Bank relating to encumbrances, statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

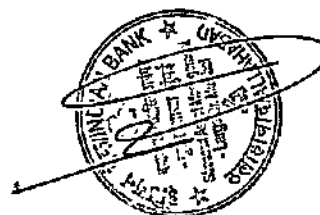
\*\*\* This Notice is without prejudice to any other remedy available to the Secured Creditor (this portion may be retained if it is a non suit filed account)

\*\*\* This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (This portion may be retained if it is a suit filed account).



#### SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Sl. No.	Detailed Description Mortgaged Assets item wise	Reserve Price	EMD	Date, time and place of sale



1	Office No: 101, 1st floor, Aawej Heights in the building known as Aawez CHS HSG LTD, S.V.Road, Amboli Naka Andheri (W), Mumbai 400058, owned by Late Mrs. Rajni Kashinath Jadhav.  Boundaries of the property: <ul style="list-style-type: none"> <li>• East- S V Road</li> <li>• West- Bina Apartment</li> <li>• North- Shivsagar Building</li> <li>• South- Swastik House</li> </ul>	Rs. 960.00 Lakhs	Rs. 96.00 Lakhs	<p align="center"><b>12/06/2024</b> <b>11.00 am to</b> <b>4.00 pm</b> <b>By E-Auction</b></p>
2	Flat no: 203 2nd floor, Aawej Heights in the building known as Aawez CHS HSG LTD, S.V.Road, Amboli Naka Andheri (W), Mumbai 400058 owned by Mr. Shanavaz Khan.  Boundaries of the property: <ul style="list-style-type: none"> <li>• East- S V Road</li> <li>• West- Bina Apartment</li> <li>• North- Shivsagar Building</li> <li>• South- Swastik House</li> </ul>	Rs. 92.00 Lakhs	Rs. 9.20 Lakhs	
3	Flat no 207,2nd floor, Aawej Heights in the building known as Aawez CHS HSG LTD, S.V.Road,Amboli Naka Andheri (W), Mumbai 400058 owned by Mr. Shanavaz Khan.  Boundaries of the property: <ul style="list-style-type: none"> <li>• East- S V Road</li> <li>• West- Bina Apartment</li> <li>• North- Shivsagar Building</li> <li>• South- Swastik House</li> </ul>	Rs. 101.00 Lakhs	Rs.10.10 Lakhs	
4	Flat no 206, 2nd floor, Aawej Heights, in the building known as Aawez CHS HSG LTD, S.V.Road, Amboli Naka Andheri (W), Mumbai 400058 owned by Mr. Shanavaz Khan.  Boundaries of the property: <ul style="list-style-type: none"> <li>• East- S V Road</li> <li>• West- Bina Apartment</li> <li>• North- Shivsagar Building</li> <li>• South- Swastik House</li> </ul>	Rs. 72.00 Lakhs	Rs. 7.20 Lakhs	
5	Flat no: 1,1st Floor, Sainath Apartments, Vandrpadra Chowk, Fatima school road village Kohoj, khuntawali, Ambernath (W), Dist-Thane, Pin Code	Rs.16.80 Lakhs	Rs. 1.68 Lakhs	

	421005 owned by Late Mrs. Rajni Kashinath Jadhav.  Boundaries of the property: <ul style="list-style-type: none"> <li>• East- Nanabhau Lakhamale Property.</li> <li>• West- Smt. Tulsibai Rama Jadhav's Property.</li> <li>• North- Municipal Road.</li> <li>• South- Gosavi Chawl.</li> </ul>		
6	Flat no: 4, 2 <sup>nd</sup> Floor, Sainath Apartments, Vandrapada Chowk, Fatima school road village Kohoj, khuntawali, Ambernath (W), Dist-Thane, Pin Code 421005 owned by Late Mrs. Rajni Kashinath Jadhav.  Boundaries of the property: <ul style="list-style-type: none"> <li>• East- Nanabhau Lakhamale Property.</li> <li>• West- Smt. Tulsibai Rama Jadhav's Property.</li> <li>• North- Municipal Road.</li> <li>• South- Gosavi Chawl.</li> </ul>	Rs.16.80 Lakhs	Rs. 1.68 Lakhs

Bidders are advised to visit the website ([www.mstcecommerce.com](http://www.mstcecommerce.com)) of our e-auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No.033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact [ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com) and for EMD status please contact [ibapifin@mstcecommerce.com](mailto:ibapifin@mstcecommerce.com).

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number 18001025026 and 011-41106131.

Bidders are advised to use property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and [www.mstcecommerce.com](http://www.mstcecommerce.com)

Contact Number of Authorized Officer:- Mr. Deepak Kumar Vaishnav, Mob No. 9950075555.

Place: Mumbai  
Date: 22.05.2024

Authorized Officer  
Indian Bank

