



Stressed Asset Management Large Branch Mumbai,
Indian Bank, Mittal Chamber, 7th floor, Near Bajaj Bhavan, Nariman Point, Mumbai-21
Mail Id: samlargemumbai@indianbank.co.in

ANNEXURE-A
APPENDIX-IV-A" [See proviso to rule 8 (6)]

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 Creditors, the **Physical/ constructive / Symbolic** (whichever is applicable) **possession for the properties** of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24.07.2024** for recovery of total amount of following dues to the Secured Creditors:-

- (1) **Indian Bank**, for an amount of Rs.11,33,04,568.00/- (In words Rupees Eleven Crore Thirty Three Lakh Four Thousand Five Hundred Sixty Eight only) as on 23.10.2018 as per the demand notice under SARFAESI Act 2002 dated 23.10.2018 and with further interest, costs, other charges and expenses thereon from 24.10.2018.
- (2) **Union Bank of India**, for an amount of Rs.11,41,470,94.17/- (In words Rupees Eleven Crores Forty One Lakhs forty seven thousand Ninety Four & Paise Seventeen Only) as on 30.09.2018, as per their demand notice under SARFAESI Act 2002 dated 23.10.2018 and with further interest, costs, other charges and expenses thereon from 24.10.2018.
- (3) **Bank of Maharashtra**, for an amount of Rs.4,46,48,500.00/- (In words Rupees Four Crores Forty Six Lakhs Forty Eight Thousand Five Hundred only) as per their demand notice under SARFAESI Act 2002 dated 04.08.2018 and with further interest, costs, other charges and expenses thereon from 05.08.2018.

(Name and address of the borrower/guarantors)

1. M/s. Priya Limited (Company) 4 TH Floor, Kimatrai Building 77-79, Maharshi Karve Marg Marine Lines East Mumbai -400002, Maharashtra.	2. Mr. Arunkumar Bhuwania (Director/ Guarantor) 4 TH Floor, Kimatrai Building 77-79, Maharshi Karve Marg Marine Lines East Mumbai -400002, Maharashtra.
3. Mr. Aditya Bhuwania (Director / Guarantor) 4 TH Floor, Kimatrai Building 77-79, Maharshi Karve Marg Marine Lines East Mumbai -400002, Maharashtra	4. Mrs. Saroj Bhuwania (Director) 4 TH Floor, Kimatrai Building 77-79, Maharshi Karve Marg Marine Lines East Mumbai -400002, Maharashtra.
5. Mr. Ashish Bhuwania (Director) 4 TH Floor, Kimatrai Building 77-79, Maharshi Karve Marg Marine Lines East Mumbai-400002, Maharashtra.	6. M/s. Chershire Properties Investment Pvt Ltd (Guarantor) 4 TH Floor, Kimatrai Building 77-79, Maharshi Karve Marg Marine Lines East Mumbai -400002. Maharashtra
7. M/s. Brent Properties Investment Pvt Ltd (Guarantor) 4 TH Floor, Kimatrai Building 77-79, Maharshi Karve Marg Marine Lines East Mumbai -400002, Maharashtra.	



The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	EM of Office premises Unit No.I & II, (known as 241 & 242) 4 th Floor, Bldg No.2, Solitaire Corporate Park, Sir M. V. Road, Chakala, Andheri East, Mumbai owned by M/s. Priya Ltd. Boundaries as under: East by Internal Road West by Solitaire Gaziba Building North by Building No.1 South by Building No. 3
Encumbrances on property	Not known to us
Reserve Price	Rs. 800.00 Lakhs
EMD Amount	Rs. 80.00 Lakhs
Bid incremental amount	Rs.5.00 Lakh
Date and time of e-auction	24.07.2024, 11:00 AM TO 4:00 PM
Property ID No.	Property ID No. IDIB3016339909A
Detailed description of the Property	EM of Office premises Nos I & II ** of the group at 5 th Floor (known as 251 & 252) Bldg No.2, Solitaire Corporate Park, Sir M. V. Road, Andheri East, Mumbai. Unit I owned by M/s. Cheshire Properties Investment Pvt. Ltd. Unit II owned by M/s. Brent Properties Investment Pvt. Ltd. Admeasuring built up area of both units 3525 sq.ft. carpet Boundaries as under: East by Internal Road West by Solitaire Gaziba Building North by Building No.1 South by Building No. 3
Encumbrances on property	Not known to us
Reserve Price	Rs. 800.00 Lakhs
EMD Amount	Rs. 80.00 Lakhs
Bid incremental amount	Rs.5.00 Lakh
Date and time of e-auction	24.07.2024, 11:00AM TO 4:00P.M.
Property ID No.	Property ID No. IDIB3016339909B
Detailed description of the Property	EM of Office Premise Unit No. "305",3 rd Floor,"LORDS", Premises No. 7/1,Lord Sinha Road, PO -Middleton Street,P S-Shakspear Sarani Kolkata, 700071. Owned by M/s Priya Dyes and Chemical Ltd. Known as M/s Priya Ltd. Admeasuring Super built up area of the office is 959 sq.ft. Boundaries of office unit under: East: Other Property. West: Common Passage. North: Room No. 309. South: Room No.307. Boundaries of Building as under:



	East: By AJC Bose Road & Others Property. West: Partly by the Eye Hospital & Exit way of LORDS Building. North: LTC Building South: AJC Bose Road
Encumbrances on property	Not known to us
Reserve Price	Rs. 80.00 Lakhs
EMD Amount	Rs. 8.00 Lakhs
Bid incremental amount	Rs. 1.00 Lakh
Date and time of e-auction	24.07.2024, 11:00AM TO 4:00P.M.
Property ID No.	Property ID No. IDIB30163399095

Bidders are advised to visit the website (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 and for EMD status please contact ibapifin@mstcecommerce.com.

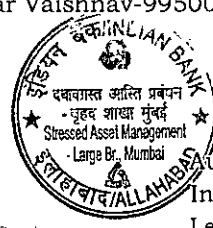
For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number 18001025026 and 011-41106131.

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**.

The Inspection of the Schedule mentioned properties (Wherever applicable) and related documents and up to date EC etc (at branch) by the intending purchasers/bidders may be done at their expense on **10.07.2024 between 1.00 pm to 4.00 pm**.

Contact Number of Authorized Officer: -Mr. Deepak Kumar Vaishnav-99500-75555.

Place: Mumbai
Date: 01.07.2024



(Handwritten Signature)

Authorized Officer
Indian Bank

Lead by Indian Bank

Consortium comprising of Union Bank of India & Bank of Maharashtra