

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

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 property mortgaged / charged to the Secured Creditor, the constructive / physical / symbolic possession of which has been taken by the **Authorised Officer** of the Bank / Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank / Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of Property(ies))	A) Dt. Of Demand Notice U/s. 13(2) of SARFESI ACT 2002	A) Reserve Price (₹ in Lakhs)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding amt. as on 31.12.2023.	B) EMD (₹ in Lacs)		
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantor(s) Account		C) Possession Date U/s. 13(4) of SARFESI ACT 2002	C) Bid Incremental AMOUNT (₹ in Lacs)		
			D) Nature of Possession Symbolic / Physical / Constructive			
1	<p>Zonal SASTRA Centre, Mumbai</p> <p>M/s. Tirupati Commodities Impex Pvt. Ltd.</p> <p>The Liquidator</p> <p>M/s. Tirupati Commodities Impex Pvt. Ltd.</p> <p>•Add. : 12-B, Khatau Building, 1st Floor, Alkeshia Dinesh Modi Marg, Fort, Mumbai-400 001.</p> <p>•M/s. Fortune Metals Trading Pvt. Ltd.</p> <p>•Add. : 902, Lodha Supremus, Senapati Bapat Marg, Lower Parel, Mumbai-400 013.</p> <p>•Mr. Vikas Jain</p> <p>•Add. : 1001, 10th Floor, A-Wing, Lodha Bellisimo, N. M. Joshi Marg, Apollo Mills Compound, Mahalaxmi, Mumbai-400 011.</p> <p>•Mr. Pradeep Kumar Jain</p> <p>•Add. : 1001, 10th Floor, A-Wing, Lodha Bellisimo, N. M. Joshi Marg, Apollo Mills Compound, Mahalaxmi, Mumbai-400 011.</p> <p>•Mr. Manoj Kumar Gupta</p> <p>•Add. : Flat No. 308, 3rd Floor, Ashok Tower, B-Wing, Dr. B. A Road, Parel, Mumbai-400 012.</p>	<p>Unit No. 03A, 3rd Floor, with Office Area 7792 Sq. Ft. and 12 Parking Space of 180 Sq. Ft. each in Building named as Lodha Excelus situated at C. S. No. 63 & 64 of Lower Parel Division, N. M Joshi Road, Apollo Mill Compound, Mahalaxmi, Mumbai-400 011.</p> <p>Owner :- M/s. Fortune Metals Trading Pvt. Ltd.</p>	<p>A) 17.07.2018</p> <p>B) ₹ 32.38 Crs. + interest thereon from date of NPA.</p> <p>C) 14.01.2019</p> <p>D) Symbolic Possession (Order for Physical possession received)</p>	<p>A) ₹ 2849.52</p> <p>B) ₹ 284.95</p> <p>C) ₹ 10.00</p>	<p>25.01.2024</p> <p>11:00 a.m. to 04.00 p.m.</p>	Not Known
2	<p>Zonal SASTRA Centre, Mumbai</p> <p>M/s Maxgrow Overseas ltd.</p> <p>•Add. : 103, Hubtown Solaris NS Phadke Marg, Nr. Regency Hotel, Andheri (E), Mumbai-400 069. •Also at : Natural Height Complex, 1C Bldg No. 5 Phase 1 VIP Road, Opp Haldiram (Airport), Kolkata-700 052.</p> <p>•M/s. MKY Gems Pvt. Ltd.</p> <p>•Add. : U-19, Jolly Square Ram Chowk, Ghod, Dhod Road, Surat, Gujarat-395 007.</p> <p>•Mr. Mukesh Nanu Bhai Desai</p> <p>•Add. : Shree Darshan Society, Near Jamna Nagar Bus Stand, Ram Chowk, Ghod, Dhod Road, Surat-395 001, Gujarat.</p> <p>•Mr. Rajendra Saraf</p> <p>•Add. : Flat No. 201, Harshjyot, JVPD Juhu- Mumabi-400 049.</p> <p>•Manthan Tieup Pvt. Ltd.</p> <p>•Add. : Room No. 206, 2nd Floor, Beside India Publicity Co. Ltd., PNB Annex Building, 18-B, Brabourne Rd., Kolkata-700 001.</p> <p>•Mr. Chirag Patel & Mr. Darwin Patel</p> <p>•Add. : Flat No. 901 & 902 Haribhuvan Tejpal Lane, Grant Road, August Kranti Maidan, Mumbai-400 007.</p> <p>•Mr. Purshottam Das Patel</p> <p>•Add. : Flat No 901 & 902, Haribhuvan Tejpal Lane, Grant Road, August Kranti Maidan, Mumbai-400 007.</p> <p>•Mr. Rahul Saraf</p> <p>•Add. : Flat No. 201 Harshjyot, JVPD Juhu- Mumabi-400 049.</p>	<p>Flat No. 3501 & 3502, 35th Floor, C Wing, Orbit Height Towers Co-operative Housing Society Limited, Nana Chowk, Grand Road (W), Mumbai-400 007.</p> <p>Total Area : ♦1768 Sq. ft. carpet area.</p> <p>M/s. MKY Gems Pvt. Ltd.</p>	<p>A) 17.07.2018</p> <p>B) ₹ 26.11 Cr. + further interest from date of NPA.</p> <p>C) 19.10.2018</p> <p>D) Physical Possession</p>	<p>A) ₹ 783.27</p> <p>B) ₹ 78.33</p> <p>C) ₹ 5.00</p>	<p>25.01.2024</p> <p>11:00 a.m. to 04.00 p.m.</p>	Not Known
3	<p>Zonal SASTRA Centre, Mumbai</p> <p>•Mr. Prafulla Bhat,</p> <p>•Add. : B/2306, Sky Flama, Dosti flamingos, China Mall, Compound, T. J. Marg, Parel, Sewree, Mumbai-400 015.</p>	<p>PROPERTY NO. 1 Residential Flat No. 601, 6th Floor, Building Known as "Bhagtani Solitaire", Plot No. 19, Survey No. 38, Hissa No. 2, S. No. 39, Hissa No. 1, CTS No. 1129/26 of Village : Versova, Nr. Police Officers Progressive CHSL., Fisheries University Road, Versova, Andheri (W), Mumbai-400 061. Total Area : ♦1675 Sq. Ft. Carpet Area. Owner :- Mr. Prafulla Bhat</p> <p>PROPERTY NO. 2 Residential Flat No. 602, 6th Floor, Building Known as "Bhagtani Solitaire", Plot No. 19, Survey No. 38, Hissa No. 2, S. No. 39, Hissa No. 1, CTS No. 1129/26 of Village : Versova, Nr. Police Officers Progressive CHSL., Fisheries University Road, Versova, Andheri (W), Mumbai-400 061. Area : ♦1600 Sq. Ft. Carpet. Owner :- Mr. Prafulla Bhat</p> <p>PROPERTY NO. 3 Residential Flat No. 702, 7th Floor, Building Known as "Bhagtani Solitaire", Plot No. 19, Survey No. 38, Hissa No. 2, S. No. 39, Hissa No. 1, CTS No. 1129/26 of Village : Versova, Near Police Officers Progressive CHSL., Fisheries University Road, Versova, Andheri (W), Mumbai-400 061. Area : ♦1600 Sq. Ft Carpet. Owner :- Mr. Prafulla Bhat</p>	<p>A) 29.07.2019</p> <p>B) ₹ 14.99 Crs. + Further interest from date of NPA.</p> <p>C) 21.08.2023</p> <p>D) Physical Possession</p>	<p>PROPERTY NO. 1</p> <p>A) ₹ 419.42</p> <p>B) ₹ 41.94</p> <p>C) ₹ 2.00</p> <p>PROPERTY NO. 2</p> <p>A) ₹ 400.67</p> <p>B) ₹ 40.07</p> <p>C) ₹ 2.00</p> <p>PROPERTY NO. 3</p> <p>A) ₹ 400.67</p> <p>B) ₹ 40.07</p> <p>C) ₹ 2.00</p>	<p>25.01.2024</p> <p>11:00 a.m. to 04.00 p.m.</p>	Point No. 7

TERMS AND CONDITIONS :

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions :
1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the **Authorised Officer**, but the **Authorised Officer** shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on date and time mentioned in the above table.
4. The **Authorised Officer** reserves the right to accept or reject any / all bids, or to **postpone / cancel / adjourn / discontinue** or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
5. All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.
6. For detailed term and conditions of the sale, please refer www.ibapi.in, www.mstcecommerce.com, <https://eprocure.gov.in/epublish/app> & www.pnbindia.in.
7. Annexure for Lot No. 03:

Sr. No.	As per the available records following cases are pending before various courts.
1.	Case in the Cooperative Court of Mumbai bearing no - CC - IV /203 of 2012 against the society.
2.	City Civil Court At Bombay, Dindoshi Division bearing LC Suit no 2641 of 2018.
3.	Case no. CC/IV / 486 of 2018 before the Hon'ble Court No. IV.
4.	Suit bearing LC Suit No 772 of 2019 before Hon'ble City Civil Court at Dindoshi.