



Karur Vysya Bank

Smart way to bank

Ground Floor, 954, Gayatri Towers,
Appasaheb Marathe Marg,
Prabhadevi Mumbai, Maharashtra, 400025
Phone No 24367019
E-mail: lbd@kvbmail.com

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the borrower taken by Authorised Officer for recovery of the secured debts dues to The Karur Vysya Bank Ltd, Vashi ICL Branch, amounting to

Rs.3,82,70,209.33/- (Rupees Three crores Eighty Two Lakhs Seventy Thousand Two Hundred and Nine and Thirty Three Paise only) as on 31.08.2020 with interest and expenses thereon from the borrowers **M/s DEV MULTI FOODS (Prop Mrs. Rekha Chhaganlal Mange)** E-10, APMC Market II, Phase II, Sector 19, Vashi - 400705, Navi Mumbai and the Guarantor/s **1. Mr. Chhaganlal Mange**, Residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai 400703 **2. Mr. Vipul Karamshi Mange** Residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai 400703 **3. Mrs. Savita Vipul Mange** Residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai 400703 **4. M/s. Chhaganlal Karamshi and Co (Represented by Partner Mr. Chhaganlal Karamshi Mange & Mr. Vipul Karamshi Mange)** having their office at P 17, APMC Market II, Phase II, Sector 19, Vashi, Navi Mumbai 400703 **5. M/s Kanaiyalal Mavji and co. (Prop. Mr. Mukesh Gajra)** having office at Flat no 301, Suyash Residency, Plot no 46, Sector 06, Koparkhairane Navi Mumbai 400709 Maharashtra.

AND

Rs 3, 82,53,107.11 (Rupees Three crore Eighty Two Lakhs Fifty Three Thousand One Hundred Seven and Eleven Paise only) as on 31.08.2020 with interest and expenses thereon from the borrower **M/s. Chhaganlal Karamshi and Co.** through its Partners **Mr. Chhaganlal Karamshi Mange & Mr. Vipul Karamshi Mange**, office at P.17, APMC Market II, Phase II, Sector 19, Vashi, Navi Mumbai -400703 and the Guarantor/s **1. Mr. Chhaganlal Karamshi Mange**, residing at C2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai-400703, **2. Mr. Vipul Karamshi Mange**, Residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai-400703

AND

Rs 4,26,34,411.86 (Rupees Four crore Twenty Six Lakhs Thirty Four Thousand Four Hundred Eleven and Eighty Six Paise only) as on 31.08.2020 with interest and expenses thereon from the borrower **M/s. Milan Agro** through its Proprietor **Mr. Chhaganlal Karamshi Mange**, office at N 30, APMC Market II, Phase II, Sector 19, Dana Bunar Vashi, Navi Mumbai 400703 and the Guarantor/s **1. Mr. Chhaganlal Mange**, residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai 400703, **2. Mr. Vipul Karamshi Mange**, Residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai-400703, **3. M/s. Chhaganlal Karamshi and Co. (Partners Mr. Chhaganlal Karamshi Mange & Mr. Vipul Karamshi Mange), P 17, APMC Market II, Phase II, Sector 19, Vashi, Navi Mumbai 400703**, **4. M/s Kanaiyalal Mavji and**

co.Prop. Mr. Mukesh Gajra, Flat no 301, Suyash Residency, Plot no 46, Sector 06, Koparkhairane Navi Mumbai 400709

AND

Rs 5,10,58,173.06 (Rupees Five crores Ten Lakhs Fifty Eight Thousand One Hundred Seventy Three and Six Paise only) as on 31.08.2020 with interest and expenses thereon from the borrower M/s Veda Foods through its Proprietor Mrs. Savita V Mange, Residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai-400703 and the Guarantor/s 1. Mr. Chhaganlal Karamshi Mange, residing at C2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai-400703, 2. Mr. Vipul Karamshi Mange, Residing at C 2, N4, New Alakhnanda CHS, Ground Floor, M G Complex, Sector 14, Vashi, Navi Mumbai-400703 3. M/s. Chhaganlal Karamshi and Co, (Represented by Partner-Mr. Chhaganlal Karamshi Mange & Mr. Vipul Karamshi Mange), office at P 17, APMC Market II, Phase II, Sector 19, Vashi, Navi Mumbai, 400703.

AND

Rs 17,21,90,552.75 (Rs. Seventeen Crores Twenty One Lakhs Ninety Thousand Five Hundred Fifty Two and Paise Seventy Five Only) as on 31.08.2020 with interest and expenses thereon from the borrower M/S R J Stell (P) Ltd Office At 315, Central Facility Building Sector 19. APMC Market I, Phase II Vashi Navi Mumbai 400705 and The Guarantors 1. Mr. Mukesh Jwalaprasad Gupta 2. Mrs. Pooja Mukesh Gupta 3. Mrs. Shakuntala Jwalaprasad Gupta and 4. M/S Ramanand Jwalaprasad and Co sll 1 to 4 above residing at E-401, Palm Beach Residency Plot No 24 to 29, Sector 4, Palm Beach Marg Nerul, Navi Mumbai - 400705

Whereas the undersigned has decided to put up for E-auction of the immovable properties, offers are invited by way of E-Tender for purchase of the following assets on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" basis.

DESCRIPTION OF THE IMMOVABLE PROPERTIES AND OTHER DETAILS

<u>Sr No</u>	<u>Property Details</u>	<u>Reserve Price</u>	<u>EMD</u>	<u>Bid Amount Incremental</u>
<u>1</u>	Commercial shop situated at T-16, Plot no. 2, Sector 19, APMC Market II, Phase II, Vashi, Navi Mumbai, Maharashtra standing in the name of M/s Kanaiyalal Mavji & Co (Prop Mr. Mukesh Mavji Gajra) & M/s Chhaganlal Karamshi & Co. represented by its partners Mr. Chhaganlal Karamshi Mange and Mr. Vipul Mange	<u>Rs. 3,55,50,000</u>	<u>Rs. 35,55,000</u>	<u>Rs 10,000/-</u>
<u>2</u>	Residential Flat No. C-2/N-4, adm. Built up area 48.88 sq.mtr. Building No. C-2, Plot No.48/2, Sector No.14, New Alakhnanda CHSL, Vashi, standing in the name of Mr. Chhaganlal Karamshi Mange.	<u>Rs 97,31,000</u>	<u>Rs 9,73,100</u>	<u>Rs 10,000/-</u>
<u>3</u>	Residential Flat C-2/N-3 Building No. C-2, Plot No.48/2, Sector No.14, New Alakhnanda CHSL, Vashi, standing in the name of Mr. Vipul Mange and Mrs. Savita Vipul Mange	<u>Rs. 1,16,00,000</u>	<u>Rs. 11,60,000</u>	<u>Rs 10,000/-</u>
<u>4</u>	Commercial Shop (Shop-cum-godown) No.17, adm.167.80 sq.mts., ground floor and mezzanine floor, P Block, APMC market II, Plot No.2, Sector 19, Gat No.796, Village Turbhe, District Thane Maharashtra standing in the name of M/s Chhaganlal Karamshi & Co.	<u>Rs. 3,97,00,000</u>	<u>Rs. 39,70,000</u>	<u>Rs 10,000/-</u>

<u>5</u>	Commercial Premises at Unit No 315 [Built up 314.08 sqft], Central facility building, A.P.M.C., phase II, Market I, Sector 19, Vashi, Navi Mumbai.	<u>Rs 53,40,000/-</u>	<u>Rs 5,34,000/-</u>	<u>Rs 10,000/-</u>
<u>6</u>	Building Premises (Shop Cum Residential) (ground plus 3(part) upper floor) { Extent : 147 sq m along with the land bearing plot no 2A, sector 36 Kamothe ,Navi Mumbai	<u>Rs 3,79,000,00/-</u>	<u>Rs. 37,79,000/-</u>	<u>Rs 10,000/-</u>
<u>7</u>	Commercial Premises at Unit No 320 [Built up 566.00 sqft], Central facility building, Fruit Market Complex, Plot No 3 & 7, Sector 19, Vashi, Navi Mumbai.	<u>Rs 76,41,000/-</u>	<u>Rs 7,64,100/-</u>	<u>Rs 10,000/-</u>
<u>8</u>	Residential flat no E-401 [Builtup ; 1144 sqft] , Palm Beach Residency, Plot No 24 to 29, Sector 4, Palm Beach Marg, Nerul, Navi Mumbai	<u>Rs 2,29,000,00/-</u>	<u>Rs. 22,90,000/-</u>	<u>Rs 10,000/-</u>
<u>9</u>	Residential flat no E-404 [Builtup ; 1144 sqft] , Palm Beach Residency, Plot No 24 to 29, Sector 4, Palm Beach Marg, Nerul, Navi Mumbai	<u>Rs 2,29,000,00/-</u>	<u>Rs. 22,90,000/-</u>	<u>Rs 10,000/-</u>

Inspection of the Asset	All working Days – From 05/10/2020 to 20/10/2020 between 11.00 am to 5.00 pm
Last date and time for submitting online Tender & Application Forms	Date: 27/10/2020 Time: 01.00 PM
Date and Time of E-Auction	The E-Auction will take place through portal https://www.bankauctions.in on 28/10/2020 between 11.00 a.m to 01.00 p.m with unlimited extensions of 10 minutes each till sale is concluded.
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central office Account No : 1101351000000973, IFSC Code : KVBL0001101.
Contact Person & Phone No	Senior Manager – Amit R Marathe Phone: 9999591823 Email: armarathe@kvbmail.com Manager- Ghanshyam A. Tayade Phone :- 9921598488 Email:- tayadegar@kvbmail.com Assistant Manager- Vishvesh Subhash Patil Phone-9096462224 Email: vishveshspatil@kvbmail.com

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favour of The Karur Vysya Bank Ltd, Payable at Nagpur along with Bid Form.

10. The balance 75% of the sale price shall be paid by the purchaser on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.
11. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.
12. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.
13. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.
14. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title, measurement, extent, boundaries and location of the property/ies. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.
15. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Maharashtra and other Authorities.
16. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.
17. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.
18. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.

19. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

20. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.

21. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.

22. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.

23. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence, and authority and also PAN / TAN cards etc.

24. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

25. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/-(Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department in Form No.16B, containing the Bank's Name and the PAN No. AAAC3373J as a seller and submit the original receipt of the TDS Certificate to the Bank.

26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Statutory 30 days' Notice under Rule 8(6) and 6(2) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 24/09/2020

Place : Mumbai


Authorized Officer

The Karur Vysya Bank Ltd.,