

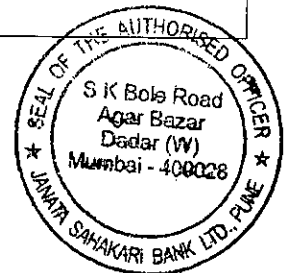
**Proclamation of Sale of Attached Immovable Property U/s. 13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002" and Under Rule 8 (5) © of the Security Interest ( Enforcement )Rules,2002.**

Whereas, the Property of Mr. Anil Basudeo Beriwal (**DIRECTOR/MORTGAGOR/GUARANTOR**) for the Loan of M/s. Radhika Metaliks Private Limited Through its Directors :- i) Shri. Anil Basudeo Beriwal, ii) Smt. Minu Anil Beriwal, (**BORROWER / MORTGAGOR**) and i) Shri. Anil Basudeo Beriwal , ii) Smt. Minu Anil Beriwal, iii) Shri. Sandeep Anil Beriwal & iv) Shri. Anil Basudeo Beriwal Prop. M/s. Shreeram Steel (**MORTGAGOR/GUARANTORS**) hereinunder specified has been taken in the form of Symbolic Possession of the Authorized Officer,Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs 31,49,21,480.31 (In words Rs. Thirty One Crore Forty Nine Lakhs Twenty One Thousand Four Hundred Eighty & Paise Thirty One Only) as on 31/12/2019 and interest, charges expenses etc. thereon as per the Demand Notice dated 30/01/2020 due to the Janata Sahakari Bank Ltd., Pune Branch Fort Mumbai and,

Whereas, the aggregate Outstanding Dues as on 30/06/2020 in the said loan accounts is Rs. Rs. 33,07,15,553.31 ( In words Rs. Thirty Three Crore Seven Lakhs Fifteen Thousand Five Hundred Fifty Three & Paise Thirty One Only) plus further interest, charges thereon and it is necessary to recover the said Loan amount by Sale of the Said Property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale, the undersigned , Authorized Officer, Janata Sahakari Bank Ltd., Pune will hold Sale of the Immovable Property i.e. Residential Flat No. 502, 5<sup>th</sup> Floor, A wing, Mayfair Marvel, Survey No. 1128, Malad (West), Mumbai – 400 064 on **Tuesday 8th September, 2020 at 1.30 P.M.** by way of Public Auction to the highest bidder on "**As is Where is Basis**" and upon such conditions as are set out in the enclosed schedule of Terms and conditions of sale, in respect of the property, herein under specified,

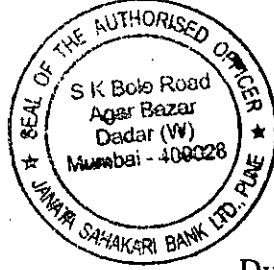
**DESCRIPTION OF THE PROPERTY**

Sr.No	Particulars	Details
1	<b>Borrower / Mortgagor</b>  <b>Mortgagor / Guarantors</b>	<p><b>1. M/s. Radhika Metaliks Pvt. Ltd.</b> Office at : M-2, Maganlal Chambers, Baburao Bobde Marg, Carnac Bunder, Masjid (East), Mumbai – 400 009. <b>Through it's Directors</b> <b>i) Shri. Anil Basudeo Beriwal</b> R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.</p> <p><b>2. Shri. Anil Basudeo Beriwal</b> R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.</p> <p><b>3. Smt. Minu Anil Beriwal</b> R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.</p> <p><b>4. Shri. Sandeep Anil Beriwal</b> R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.</p> <p><b>5. Mr. Anil Basudeo Beriwal</b> <b>Prop. M/s. Shreeram Steel</b> Plot No. W-180/C, Taloja Industrial Area, MIDC, Village Navade, Taluka Panvel, Dist. Raigad – 410 208.</p>



2	Description of the Secured Asset being Auctioned	Residential Flat No. 502, 5 <sup>th</sup> Floor, A wing, Mayfair Marvel, Survey No. 1128, Malad (West), Mumbai – 400 064
3	Area of Unit	792.23 Sq.Fts. ( Built - up)
4	Assessment or other Taxes	As per Rules of Municipal Corporation of Greater Mumbai, & Mayfair Marvel Co-operative Society Ltd, & other taxes.
5	Encumbrances	Not Known to the Bank.
6	Remarks	The Authorized Officer of Janata Sahakari Bank Ltd., Pune has taken the Symbolic Possession of the Property on 30 <sup>th</sup> June, 2020 for the Loan of M/s. Radhika Metaliks Pvt. Ltd. The Authorized Officer also submitting the case in Chief Metropolitan Magistrate Court, Mumbai for the Physical Possession of the said mentioned property.
7	Date, Time and Place of the Proposed Auction	<b>Tuesday, 8th September, 2020 at 1.30 P.M.. at Janata Sahakari Bank Ltd, Pune – Recovery Cell Dept., Agar Bazar, S.K. Bole Road, Dadar ( West ), Mumbai – 400 028.</b>
8	Reserve Price	Rs. 1,46,00,000/- ( Rs.One Crore Forty Six Lakhs Only)
9	Earnest Money Deposit ( EMD )	Rs. 14,60,000/- ( Rs. Fourteen Lakhs Sixty Thousand Only) EMD amount to be deposited by way of Demand Draft drawn in favour of <b>Janata Sahakari Bank Ltd., Pune</b> payable at Mumbai.
10	Bid Increment	Rs. 1,00,000/- ( Rs. One Lakh Only ) & in multiples.

Place :- Dadar , Mumbai.  
Date :- 20/07/2020



(Sachin S. Tamhankar)  
Dy. General Manager / Authorized Officer  
Janata Sahakari Bank Ltd., Pune.

**Copy to :-**

**BORROWER/MORTGAGOR**

1) **M/s. Radhika Metaliks Pvt. Ltd. :- Office at :** M-2, Maganlal Chambers, Baburao Bobde Marg, Carnac Bunder, Masjid (East), Mumbai – 400 009.

**Through it's Directors**

i) **Shri. Anil Basudeo Beriwal**

**R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.**

ii) **Smt. Minu Anil Beriwal**

**R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.**

**MORTGAGORS / GUARANTORS**

2. **Shri. Anil Basudeo Beriwal**

**R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.**

3. **Smt. Minu Anil Beriwal**

**R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.**

4. **Shri. Sandeep Anil Beriwal**

**R/at. - A 3/9, Sunder Nagar, S.V. Road, Malad (West), Mumbai – 400 064.**

5. **Mr. Anil Basudeo Beriwal**

**Prop. M/s. Shreeram Steel**

**Office at :- Plot No. W-180/C, Taloja Industrial Area, MIDC, Village Navade, Taluka Panvel, Dist. Raigad – 410 208.**

6) **Chairman / Secretary**

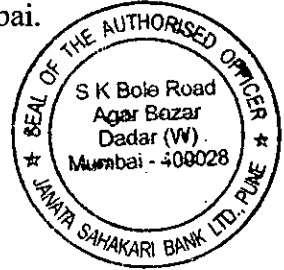
**- Keytuo Industrial Premises Co-operative Society Ltd., Andheri (East), Mumbai – 400 51.**

7) **Ward Officer**

**- K-East Ward, Municipal Corporation of Greater Mumbai.**

8) **Head of the Department, Legal & Recovery, Janata Sahakari Bank Ltd., Pune.**

9) **Branch Manager, Janata Sahakari Bank Ltd., Pune, Fort Branch, Mumbai.**



**Terms and Conditions of Sale Proclamation No. Mumbai/Recovery/Sec.Int/Fort/Radhika Metaliks/Sale/51/2020 dated 20/07/2020 U/s. 13 of " The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) © of the Security Interest ( Enforcement) Rules 2002.**

- 1) The Property will be sold on " As is Where is Basis. "
- 2) All Costs, Charges, Fees, Dues including cost of Stamp Duty ,Registration and TDS as applicable excluding the Auction Sale Price relating to the sale of the said property should be paid and borne by the Auction Purchaser.
- 3) As a condition precedent to participate in the auction an amount of Earnest Money Deposit Rs. 14,60,000/- ( Rs. Fourteen Lakhs Sixty Thousand Only ) has to be deposited only by way of Demand Draft in favour of Janata Sahakari Bank Ltd., Pune Payable at Mumbai with the Authorized Officer at the time of Auction. The unsuccessful bidders will be refunded the said Demand Draft after finalization of Sale, without any interest, damages, compensation or consideration thereon, thereto and thereof or incidental thereto.
- 4) On Sale of the said Immovable Property, the Purchaser shall immediately deposit 25% of the amount of total Sale Price, to the Authorized Officer conducting the sale and the 75% balance amount of purchase price payable shall be paid by the Purchaser to the Authorized Officer on or before the 15 th day from the date of Public Auction of the Immovable Property.
- 5) In any default of the payment within the period mentioned above ( Condition No. 3 & 4) the amount deposited by the highest bidder shall be forfeited fully and completely and the Authorized Officer is free to make the Fresh Auction of the said Immovable Property on the Terms & Conditions as may deemed fit in his discretion.
- 6) The Reserve Price fixed for the Sale of the Properties is Rs. 1,46,,00,000/- ( Rs. One Crore Forty Six Lakhs Only ), below which the property will not be sold, subject to the discretion of the Authorized Officer to be exercised by him in an exceptional facts and circumstances.
- 7) Other conditions will be read at the time of sale at Janata Sahakari Bank Ltd., Pune – Mumbai Recovery Cell, S. K. Bole Road, Agar Bazar, Dadar (West), Mumbai – 400 028.
- 8) The Authorized Officer holds the right to change ( i.e. add or delete) the terms and conditions and also to cancel or postpone the Auction without assigning any reason.
- 9) The Auction Bidders have to submit their KYC documents with the Authorized Officer at the time of Public Auction.
- 10) For more details refer :- Website :- <https://www.janatabankpune.com>

