

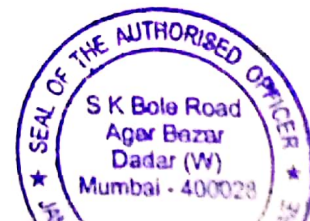
**Proclamation of Sale of Attached Immovable Property U/s. 13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002" and Under Rule 8 (5) © of the Security Interest ( Enforcement )Rules,2002.**

Whereas, the Property of Mr. Mayur Gunvantrai Bhayani (Since Decease) Legal Heir i) Smt. Neela Mayur Bhayani & ii) Shri. Kaushal Mayur Bhayani & Shri. Gunvantrai Harjivandas Lathiwala alias Bhayani (Since Decease) Legal Heir Smt. Madhukanta Gunvantrai Bhayani (MORTGAGOR/GUARANTORS) for the loan of M/s. HMM Steel Syndicate Through its Partners :- i) Shri.Jay Nimesh Chitalia, ii) Shri. Hemal Anantrai Chitalia, iii) Shri. Jay Mukesh Mehta & iv) Smt.Neela Mayur Bhayani ( BORROWER/MORTGAGOR ) & i) Shri. Jay Nimesh Chitalia, ii) Shri. Hemal Anantrai Chitalia, iii) Shri. Jay Mukesh Mehta, iv) Smt. Neela Mayur Bhayani, v) Shri. Mayur Gunvantrai Bhayani (Since Decease)- Legal Heirs i) Smt. Neela Mayur Bhayani & ii) Shri. Kaushal Mayur Bhayani & vi) Shri. Gunvantrai Harjivandas Lathiwala Alias Bhayani ( Since Decease ) Legal Heir Smt. Madhukanta Gunvantrai Bhayani (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. 13,06,07,575.08 (In words Thirteen Crore Six Lakhs Seven Thousand Five Hundred Seventy Five & Paise Eight Only) as on 30/06/2019 and interest, charges expenses etc. thereon as per the Demand Notice dated 12/07/2019 due to the Janata Sahakari Bank Ltd., Pune Branch Girgaon, Mumbai and,

Whereas, the agreegate Outstanding Dues as on 31/07/2021 in the said loan accounts is Rs. 19,00,07,802.08 ( In words Rs. Nineteen Crore Seven Thousand Eight Hundred Two & Paise Eight Only) plus further interest, charges thereon and it is necessary to recover the said loan amounts 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. Flat No. B/407, 4<sup>th</sup> Floor, Putalibai Kapol Niwas, S.V.Road, Vileparle (West), Mumbai – 400 056 on **Friday, 8<sup>th</sup> October, 2021 at 2.30 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>M/s. HMM Steel Syndicate</b> <b>Office at – 14, Giriraj Building, Ground Floor, Carnac Bunder, Mumbai – 400 009</b> Through it's Partners :- i) Shri. Jay Nimesh Chitalia ii)Shri. Hemal Anantrai Chitalia iii) Shri. Jay Mukesh Mehta iv) Smt. Neela Mayur Bhayani
	<b>Mortgagors</b>	i) Shri.Mayur Gunvantrai Bhayani ( <b>Since Decease</b> ) Legal Heirs - Smt. Neela Mayur Bhayani & Shri. Kaushal Mayur Bhayani ii) Shri. Gunvantrai Harjivandas Lathiwala Alias Bhayani ( <b>Since Decease</b> ) Legal Heir Smt. Madhukanta Gunvantrai Bhayani.
	<b>Guarantors</b>	i) Shri. Jay Nimesh Chitalia ii)Shri. Hemal Anantrai Chitalia iii) Shri.Jay Mukesh Mehta iv) Smt. Neela Mayur Bhayani v) Shri. Mayur Gunvantrai Bhayani ( <b>Since Decease</b> ) Legal Heirs i) Smt. Neela Mayr Bhayani ii) Shri. Kaushal Mayur Bhayani vi)



		Shri. Gunvantrai Harjivandas Lathiwala Alias Bhayani ( Since Decease) Legal Heir Smt. Madhukanta Gunvantrai Bhayani
2	Description of the Secured Asset being Auctioned	Survey No. 262, Hissa No. 6 ( part ) & CTS No. 400, 400/1 to 19; B/407, New Putalibai Kapol Niwas, 4 <sup>th</sup> Floor, S.V. Road, Vileparle (West), Mumbai – 400 056.
3	Area of Flat	595.50 Sq. Fts. ( Carpet )
4	Assessment or other Taxes	As per Rules of Municipal Corporation of Greater Mumbai, & New Putalibai Kapol Niwas & 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 22 <sup>nd</sup> October, 2019. The Authorized Officer also submit the case in Chief Metropolitan Magistrate Court, Mumbai for the Physical Possession of the said mentioned property. The order has been passed by CMM Court, Mumbai on 26/08/2021. The Physical Possession of the Property will be received through Court Commissioner appointed by CMM Court, Mumbai. within next few days .
7	Date, Time and Place of the Proposed Auction	Friday 8 <sup>th</sup> October, 2021 at 2.30 P.M. at Janata Sahakari Bank Ltd., Pune – Recovery Cell Dept, Agar Bazar, S.K. Bole Road, Dadar ( West ), Mumbai – 400 028.
8	Reserve Price	Rs. 2,00,00,000/- ( Rs. Two Crore Only )
9	Earnest Money Deposit ( EMD )	Rs. 20,00,000/- ( Rs. Twenty Lakhs Only) EMD amount to be deposited by way of Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai or by RTGS/NEFT in RTGS Adjustment A/c. No. 021262300000001, IFSC code. JSBP0000021 of Janata Sahakari Bank Ltd., Pune, Branch Girgaon, Mumbai. The payment should be made on or before 06/10/2021 up to 5.00 P.M.
10	Bid Increment	Rs. 1,00,000/- ( Rs. One Lakh Only ) & in multiples.

Place :- Dadar , Mumbai.  
Date :- 03/09/2021



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

**Terms and Conditions of Sale Proclamation No. Mumbai/Recovery/Sec.Int/Girgaon/HMM Steel/Sale/ 98 /2021 dated 03/09/2021 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.20,00,000/- ( Rs. Twenty Lakhs Only ) has to be deposited only by way of Demand Draft/RTGS/NEFT . RTGS should be made in RTGS Adjustment A/c. No. 021262300000001, IFSC code. JSBP0000021 of Janata Sahakari Bank Ltd., Pune, Branch Girgaon, Mumbai. Demand Draft should be drawn in favour of Janata Sahakari Bank Ltd., Pune Payable at Mumbai. The payment should be made on or before 06/10/2021 upto 5.00 P.M. 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. 2,00,00,000/- ( Rs. Two Crore 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>

