



**BANK OF MAHARASHTRA**  
**(A Govt.of India Undertaking)**

**ASSET RECOVERY BRANCH**

**Mumbai Region,6<sup>TH</sup> FLOOR**

**‘ Janmangal’, 45/47, Mumbai Samachar Marg,  
FORT, MUMBAI – 400,023.**

**Tel. No. 22658384/ 22630886**

**Fax: 22626025**

**E-mail : bom1450@mahabank.co.in**

**SALE NOTICE**

**SALE OF PROPERTIES ON ‘AS IS WHERE IS” AND ‘AS IS WHAT IS BASIS”  
UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND  
ENFORCEMENT OF SECURITY INTEREST ACT, 2002(SARFAESI ACT)**

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession taken by the Authorised Officer of the secured assets for recovery of the below mentioned secured debts of Bank of Maharashtra together with interest, costs, charges and expenses from the following Borrowers/Mortgagors/Guarantors mentioned hereunder, the public and all concerned including the concerned Borrowers/Mortgagors/Guarantors are hereby informed that sealed offers are invited by the undersigned for purchase of the properties listed below, on the terms and conditions mentioned hereunder as well as in the Tender document.

| Name & Address of the Borrowers/Guarantors<br>Mortgagors/   | Dues Outstanding (As on 30.06.11)  | Description of the Mortgaged/ Charged properties   | Date of possession | Reserve Price (in lacs) | Earnest Money Deposit (in lacs) | Date & Time of Inspection                          |
|---|--|--|--------------------|-------------------------|---------------------------------|--|
| 1) <b>Ess Ess Venture</b><br>(Partnership firm): <b>Borrower</b><br><br><b><u>Partners/Guarantors</u></b><br><br><b>Harash K. Saigal,</b><br><br><b>Mrs. Kamlesh Saigal and</b><br><br><b>Mrs. Shilpa Sud</b> | Rs.9,30,85,752/-<br>+ unapplied Interest + other Incidental Charges/<br>Cost / Expenses w.e.f 30.05.2009 | Gazebo House comprising land & building as Ground floor plus one upper floor structure admeasuring 721 <sup>3</sup> / <sub>4</sub> sq. yards situated at 133, Hill Road, Bandra (w), Mumbai 400 050 bearing CTS No. C-9, C-10 and C-11 collectively under N.A No. 163 of | 08.01.10           | Rs. 1436.56             | Rs. 143.65                      | <b>14.07.11</b><br><br>10.30 a.m<br>To<br>4.30 p.m |

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| <p><b><u>Mortgagors</u></b></p> <p><b>Harash K. Saigal,</b></p> <p><b>Mrs Kamlesh H. Saigal,</b></p> <p><b>Mr. Adarsh Saigal,</b></p> <p><b>Mrs. Tina Daroowala and</b></p> <p><b>M/s H.K. Saigal &amp; Sons (HUF)</b></p> <p><b>(Above all five mortgagors represented by Power of Attorney Holder Mr. Gajanan S. Tervankar)</b></p> |  | <p>Bandra Village, Mumbai</p>  |                   |                  |                 |   |
| <p>2) M/s Deegesh Tours and Travels. (<b>Borrower</b>)<br/><u>Mr. Amit Digvijay Singh,</u> (<b>Proprietor</b>)</p> <p><b><u>Guarantors</u></b></p> <p>Mr. Amit Digvijay Singh</p>   | <p>31,71,864.00+ Unapplied Interest + other incidental charges/cost/expenses w.e.f. 31.3.2007.</p> | <p>Office No. 25 admeasuring 32.16 sq. mtrs.(carpet area)&amp; Office No.26 admeasuring 42.50 sq. mtrs (carpet area),both on 5<sup>th</sup> floor, of Building No. 2/A/1 known as Dheeraj Heritage, constructed on land bearing sub plot no.A and final plot</p> | <p>30.11.2010</p> | <p>Rs.185.00</p> | <p>Rs.18.50</p> | <p><b>15.07.11</b></p> <p>10.30 a.m<br/>To<br/>4.30 p.m</p> |

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| <p>Mrs. Ankita,<br/>Amit Singh</p> <p>Mrs. Rita<br/>Digvijay Singh</p> <p>Mr. Pankaj<br/>Banwarilal Dixit</p>   |   | <p>no. 20 (part) of<br/>TPS-V and bearing<br/>CTS no. 1609 A<br/>(part) of village<br/>Santa Cruz, Taluka<br/>Andheri,<br/>admeasuring about<br/>4131.82 sq. mtrs or<br/>thereabout situate<br/>lying and being at<br/>Daulat Nagar,<br/>Santacruz (w),<br/>Mumbai-54 and in<br/>registration district<br/>and subdistrict of<br/>Mumbai City and<br/>Mumbai suburban<br/>and in the district of<br/>Mumbai city and<br/>suburban.</p> |                        |                  |                 |   |
| <p>3) M/S. B SUBHASH<br/>MOVIE UNIT.<br/>( <b>Borrower</b>)</p> <p><b><u>Proprietor:</u></b><br/>Mr.Subhash<br/>Chander Babbar</p> <p><b><u>Guarantor:</u></b><br/>Mrs.Tillotima<br/>Subhash Babbar</p> | <p><b><u>TERM LOAN I</u></b><br/>Rs.1,58,34,936/-<br/>+ unapplied Interest +<br/>other<br/>Incidental<br/>Charges/Cost /<br/>Expenses w.e.f<br/>01/04/2009</p> <p><b><u>TERM LOAN II</u></b><br/>Rs. 56,10,967/-<br/>+ unapplied Interest<br/>+ other<br/>Incidental<br/>Charges/Cost /<br/>Expenses w.e.f<br/>01/04/2009</p> | <p>1,Coehlo<br/>House,The<br/>JuhuVasant<br/>Bahar CHSLtd.,<br/>Off Juhu Tara<br/>Road,<br/>Santacruz(W),<br/>Mumbai-<br/>400049.<br/>Admn.760 Sq.Ft.of<br/>Carpet<br/>Area<br/>(i.e 912 Sq.ft<br/>Of built up area<br/>Plus approx. 190<br/>sq.ft open<br/>Verandah.)</p>   | <p>04/12/201<br/>0</p> | <p>Rs.174.10</p> | <p>Rs.17.41</p> | <p><b>18.07.11</b></p> <p>10.30 a.m<br/>To<br/>4.30 p.m</p> |

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| <p>4) M/S. RYAN INTERNATIONAL PVT.LTD. (Borrower)</p> <p><b>Directors/Guarantors</b><br/>Mr.Abhijit Sarkar &amp; Mrs.Nayana A Sarkar,</p>       | <p>Rs.2,52,77,472.95-<br/>+Unapplied Interest + other Incidental Charges/Cost / Expenses w.e.f 31/03/2008</p> | <p>1)GalaNo.109, Shubb Building, Sagar Manthan CHSL, Survey No.42, Hissa No.2 (Part), Survey No.44, Hissa No.1, Survey No.43, Hissa No.2(A), Village Gokhivare, Bhoidapada, Sativali Road, Vasai(E),Taluka Vasai,Dist:Thane Area:1092 sq.ft</p> <p>2)ShopNo.3, ShwetaCo-op Hsg.Scy.Ltd, Station Road,Opp. Hotel Amrapali CTS No.1643 of VillageBhayander (W)Dist:Thane Area:Built up 405 Sq.ft.&amp; Area of Mezzanine 200 Sq.ft</p> | <p>29/10/2009</p> | <p>Rs.24.50</p> <p><b>Rs.50.00</b></p>  | <p>Rs.2.45</p> <p><b>Rs.5.00</b></p>  | <p><b>19.7.11</b></p> <p>10.30 a.m To 4.30 p.m</p> <p><b>20.07.11</b></p> <p>10.30 a.m To 4.30 p.m</p> |
| <p>5) M/S.VINAY ELECTRONICS. (Borrower) Proprietor: Mr.Sandeep D Gawli</p> <p><b>Guarantors:</b><br/>1)Pramod K Chavan<br/>2)Vinay D Gawli,</p> | <p>Rs.1,36,19,211/- + unapplied Interest + other Incidental Charges/ Cost / Expenses w.e.f 01/06/2008</p>     | <p>Office Premises No.7 admn.about 14.26 sq.mtrs.</p> <p>Premises No.8 admn. about 10.03 sq.mtrs.</p> <p>Premises No.9 &amp; 10 admn. about 45.56 sq.mtrs. (Aggregate to 69.85 sq.mtrs. Built-up)on the Ground Floor,A Wing,in the building known as RAJMATA COMPLEX, at Bibwewadi, KondwaRoad, Pune</p>   | <p>07/10/08</p>   | <p><u>LotNo.1</u> Premises No.7 Rs.13.12</p> <p><u>LotNo.2</u> Premises No.8 Rs.8.27</p> <p><u>Lot No.3</u> Premises No.9 &amp; 10 Rs.40.69</p> | <p><u>LotNo.1</u> Premises No.7 Rs.1.31</p> <p><u>LotNo.2</u> Premises No.8 Rs.0.82</p> <p><u>Lot No.3</u> Premises No.9 &amp; 10 Rs.4.06</p> | <p><b>21.07.11</b></p> <p>10.30 a.m To 4.30 p.m</p> <p>As above</p> <p>As above</p>                    |

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| <p>6) SANJAY GAIKE<br/>(Borrower)</p> <p><b>Guarantor:</b><br/>Mr.Dattu Tatyaba<br/>Gaik</p> | <p>Rs.669547.00<br/>+ unapplied<br/>Interest + other<br/>Incidental<br/>Charges/<br/>Cost /<br/>Expenses w.e.f<br/>30.6.2008</p> | <p>FlatNo.12,2<sup>nd</sup><br/>Floor,C Wing,<br/>Sai Wadi Vikas<br/>CHS ,N.S.Phadke<br/>Marg, Andheri(E)<br/>Mumbai 400069<br/>Admn.245 sq.ft<br/>Built up.</p> | <p>07/01/200<br/>9</p> | <p><u>Rs.19.60</u></p> | <p><u>Rs.1.96</u></p> | <p><b>22.07.11</b><br/><br/>10.30 a.m<br/>To<br/>4.30 p.m</p> |
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Encumbrances, if any: To the best of knowledge and information of the Bank, there are no other encumbrances. All other dues including Statutory dues like property taxes, Society dues, Sales Tax, Central Excise, etc be ascertained by the purchaser/s.

SALE SHALL BE SUBJECT STRICTLY TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and is on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS”. The prescribed tender forms are available at BANK OF MAHARASHTRA, Asset Recovery Branch, 6<sup>th</sup> floor, 45/47,Janamangal building, Samachar Marg, Fort, Mumbai-23 on payment of form fees of Rs.50/- Interested parties may please contact Mr. S.K Bhawe, Manager, Tel No. 22630887 Extn. No. 242 for further details of the properties and tender forms containing terms and conditions of sale during office hours. The auction will take place on date and time as under when intending bidders may remain present.

**Terms & Conditions:**

- 1) Auction sale will be conducted by Authorized Officer at Asset Recovery Branch,Mumbai 45/47, Janamangal Building, 6<sup>th</sup> floor, Mumbai Samachar Marg, Fort, Mumbai on **05.08.2011 at 2.30 p.m**
- 2) Inspection of the properties will be permitted at site to the intending bidders/purchasers on the above said dates
- 3) The intending bidders shall submit their bids in sealed cover on or before **05.08.2011 upto 2.00 p.m** at Asset Recovery Branch, Mumbai along with an EMD as mentioned above by way of DD/Pay Order drawn in favour of **Bank of Maharashtra**.
- 4) Qualified /conditional offers and /or without EMD will not be entertained.
- 5) The property shall not be sold below the reserve price mentioned above.

- 6) The Borrowers/ Guarantors/ Mortgagors of the properties may, if they so desire, give the best possible offer(s).
- 7) The successful bidder should deposit 25% of the bid amount (inclusive of EMD) on the next day of the sale or within such extended time as permitted by the Authorized Officer. The residual bid amount, i.e. 75% should be deposited within 15 days or within the extended time by the secured creditors/authorized officer. In case of any default all amounts deposited till then shall be forfeited.
- 8) The intending bidders will have inter-se bidding among themselves to enhance the offer price.
- 9) The highest bid will be subject to approval of the secured creditors/authorized officer.
- 10) The successful bidder shall bear all Stamp Duty, Registration Fees, Incidental charges, etc. for getting the sale certificate registered.
- 11) The Authorized officer reserves the right to accept or reject any or all bids or postpone or cancel the auction or opening of the tenders without assigning any reasons and also to modify any terms and conditions of this sale without any prior notice.

Date :. 02.07.2011  
Place: Mumbai

(Y.P. Bhateja)  
Authorised Officer &  
Asst. General Manager.