

Date: 19 July 2024**NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS**

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 Mr. Mohan Manohar Mungale, Sole Proprietor of Shiv Parvati Constructions and Shiv Parvati Constructions ("the Borrowers") and other addressees mentioned hereinbelow, that the immovable property mortgaged/charged to VSJ Investments Private Limited ("VSJ"), described in the Schedule hereto, the constructive possession of which has been taken by the Authorised Officer of VSJ on 28 May 2024, will be sold on "As is where is", "As is what is", and "Whatever there is" on 23 August 2024, for recovery of Rs. 76,80,13,622/- (Rupees Seventy-Six Crores Eighty Lakhs Thirteen Thousand Six Hundred Twenty-Two Only) due and payable by the Borrowers and other addressees mentioned hereinbelow as on 18 June 2024 to VSJ. The reserve price and the earnest money deposit will be as per details provided in table below.

Description of mortgaged property / secured immovable property**SCHEDULE**

Properties as mortgaged with the Lender (VSJ) under the First Loan Agreement dated March 17, 2016, along with details of the hypothecated assets.

Deed of Simple Mortgage dated March 17, 2016

- A. Flat Nos. G-8, G-7, F-4 & F-8 in the name of Smt. Dhanalakshmi at "Golden Meadows", located at site nos. 19,20,25,26,33,34,39,40,47/48.53 54,62,63,68,69 and 79, Sy. No. 34/9A, situated at Nagavera Village, Henuar Main Road, Bangalore.
- B. Flat Nos T-1, T-5, T-6, T-8 & S-9 in the name of Shri R.Shankar at "Golden Meadows", located at site nos. 19,20,25,26,33,34,39,40,47,48,53,54,62,63,68,69 and 79, Sy. No. 34/9A situated at Nagavera Village, Henuar Main Road, Bangalore.
- C. All that piece and parcel of the immoveable property for the Plot No.WL-2 admeasuring 93,566 Square Feet or thereabouts situated at HMT Ltd. Complex. Peenya Plantation "B", Jalahalli, Bengaluru North Taluka, Bengaluru in the State of Karnataka forming a portion of Municipal No.5, Bangalore Mahanagara Palike, Ward No.1 with all the rights in respect of the said land and the building/structures forming part of the residential building project to be constructed thereon including all the rights, privileges, and appurtenances thereto and bounded as follows:



On or towards the East by: HMT Property
 On or towards the West by: HMT Road formed on the HMT Land and DRDO Land
 On or towards the North by: HMT Road formed on the HMT Land
 On or towards the South by: HMT Road formed on the HMT Land

Deed of Hypothecation dated March 17, 2016

D. All of the borrower's present and future book debts, outstanding monies, receivables, claims rights in respect of sold and unsold flats/apartments/units from present and future construction in the project of the borrower known as "The Orchard" situated at Plot no. WL-2, situated at HMT Ltd Complex, Peenya Plantation 'B', Bengaluru North Taluk & Annexure below which are now due, owing or payable or belonging to the borrower or which are at any time hereafter during the continuance of this security become due, owing, payable or belonging to the borrower in the course of its business as and by way of sale or lease or leave and license of the flats etc. In the said project and the Escrow account of the borrower in respect of the said project and all other receivables including the insurance claims and/or refunds of the deposits paid for the said project.

LIST OF MORTGAGED FLATS/UNITS & OF WHICH THE RECEIVABLES ARE HYPOTHICATED

Annexure

Tower	Floor No	BLOCK	Unique Flat No.	Type of flats (I.e 1,2,3 BHK etc)	Saleable Area	Sold / Unsold	Mortgaged / Not Mortgaged
Tower I	7	APRICOT	A-701	2.5BHK	1,308	Unsold	Mortgaged
Tower I	7	APRICOT	A-703	3BHK	1,476	Unsold	Mortgaged
Tower I	7	APRICOT	A-704	3BHK	1,476	Unsold	Mortgaged
Tower I	1	BLUEBERRY	B-101	2.5BHK	1,250	Unsold	Mortgaged
Tower I	7	BLUEBERRY	B-701	2.BHK	1,308	Unsold	Mortgaged
Tower I	7	BLUEBERRY	B-703	2BHK	1,056	Unsold	Mortgaged
Tower I	7	BLUEBERRY	B-704	2BHK	1,056	Unsold	Mortgaged
Tower I	1	CHERRY	C-103	2BHK	999	Unsold	Mortgaged
Tower I	1	CHERRY	C-104	2.5BHK	1,250	Unsold	Mortgaged
Tower I	7	CHERRY	C-701	3BHK	1,476	Unsold	Mortgaged
Tower I	7	CHERRY	C-702	3BHK	1,476	Unsold	Mortgaged
Tower I	7	CHERRY	C-703	2BHK	1,056	Unsold	Mortgaged
Tower I	7	CHERRY	C-704	2.5BHK	1,308	Unsold	Mortgaged
Tower 2	1	DURIAN	D-101	2.5BHK	1,250	Unsold	Mortgaged
Tower 2	2	DURIAN	D-204	3BHK	1,403	Unsold	Mortgaged
Tower 2	7	DURIAN	D-704	3BHK	1,476	Unsold	Mortgaged
Tower 2	1	ELDERBERRY	E-102	2BHK	999	Unsold	Mortgaged



Tower 2	1	ELDERBERRY	E-103	3BHK	999	Unsold	Mortgaged
Tower 2	4	ELDERBERRY	E-404	2.5BHK	1,308	Unsold	Mortgaged
Tower 2	5	ELDERBERRY	E-504	2.5BHK	1,308	Unsold	Mortgaged
Tower 2	7	ELDERBERRY	E-701	2BHK	1,056	Unsold	Mortgaged
Tower 2	1	FARKLEBERRY	F-103	2BHK	999	Unsold	Mortgaged
Tower 2	1	FARKLEBERRY	F-104	2.5BHK	1,250	Unsold	Mortgaged
Tower 2	7	FARKLEBERRY	F-703	2BHK	1,056	Unsold	Mortgaged
Tower 2	6	ELDERBERRY	E-603	2BHK	1,056	Unsold	Mortgaged
Total					31,711		

A. Properties as mortgaged with the Lender (VSJ) under the Loan Agreement dated March 30, 2017, along with details of the hypothecated assets.

Deed of Simple Mortgage dated March 30, 2017

- A. Extension of charge on all that piece and parcel of the immoveable property bearing plot no.wl-2 admeasuring 93,566 square feet or thereabouts situated at HMT Ltd. Complex, Peenya plantation "B", Jalahalli, Bengaluru North Taluka, Bengaluru in the state of Karnataka forming a portion of municipal no.5, Bangalore Mahanagara Palike, ward no.1 with all the rights in respect of the said land and the building/structures forming part of the residential building project to be constructed thereon including all the rights, privileges and appurtenances thereto and bounded as follows:

On or towards the east by: Hmt property

On or towards the west by: Hmt road formed on the Hmt land and Drdo land

On or towards the north by: Hmt road formed on the Hmt land

On or towards the south by: Hmt road formed on the Hmt land

Deed of Hypothecation dated March 30, 2017

- A. Exclusive charge on all of the Borrower's present and future book debts, outstanding monies, receivables, claims rights in respect of the unsold Flats/Apartments/Units from present and future construction in the Project of the borrower known as "The Orchard" situated on piece & parcel of Plot bearing No. WL-2, situated at HMT Ltd Complex, Peenya Plantation 'B', Bengaluru North Taluk, Bengaluru, along with present & future unsold construction thereon including but not limited to list of units as mentioned in Annexure hereto, which are now due, owing or payable or belonging to the Borrower or which are at any time hereafter during the continuance of this security become due, owing, payable or receivables belonging to the Borrower in the course of its business as and by way of sale or lease or leave and license of the Flats, sale of parking space, other incomes arising there from etc. in the said Project and the Escrow Account of the Borrower in respect of the said Project and all other Receivables including the insurance claims and/or refunds of the deposits paid for the said Project.



BLOCK	Unique Flat No.	Type of flats (i.e 1,2,3 BHK etc)	Saleable Area	Sale Status	Mortgaged Status
APRICOT	A-701	2.5BHK	1,308	Unsold	Mortgaged
APRICOT	A-703	3BHK	1,476	Unsold	Mortgaged
APRICOT	A-704	3BHK	1,476	Unsold	Mortgaged
BLUEBERRY	B-101	2.5BHK	1,250	Unsold	Mortgaged
BLUEBERRY	B-701	2.5BHK	1,308	Unsold	Mortgaged
BLUEBERRY	B-703	2BHK	1,056	Unsold	Mortgaged
BLUEBERRY	B-704	2BHK	1,056	Unsold	Mortgaged
CHERRY	C-103	2BHK	999	Unsold	Mortgaged
CHERRY	C-104	2.5BHK	1,250	Unsold	Mortgaged
CHERRY	C-701	3BHK	1,476	Unsold	Mortgaged
CHERRY	C-702	3BHK	1,476	Unsold	Mortgaged
CHERRY	C-703	2BHK	1,056	Unsold	Mortgaged
CHERRY	C-704	2.5BHK	1,308	Unsold	Mortgaged
DURIAN	D-101	2.5BHK	1,250	Unsold	Mortgaged
DURIAN	D-204	3BHK	1,403	Unsold	Mortgaged
DURIAN	D-704	3BHK	1,476	Unsold	Mortgaged
ELDERBERRY	E-102	2BHK	999	Unsold	Mortgaged
ELDERBERRY	E-103	3BHK	999	Unsold	Mortgaged
ELDERBERRY	E-404	2.5BHK	1,308	Unsold	Mortgaged
ELDERBERRY	E-504	2.5BHK	1,308	Unsold	Mortgaged
ELDERBERRY	E-701	2BHK	1,056	Unsold	Mortgaged
FARKLEBERRY	F-103	2BHK	999	Unsold	Mortgaged
FARKLEBERRY	F-104	2.5BHK	1,250	Unsold	Mortgaged
FARKLEBERRY	F-703	2BHK	1,056	Unsold	Mortgaged
ELDERBERRY	E-603	2BHK	1,056	Unsold	Mortgaged
Total			31,711		

The reserve price and the earnest money deposit shall be as follows:

Following units (details provided in table below) in the project "**Golden Meadows**", located at site nos. 19,20,25,26,33,34,39,40,47/48.53 54,62,63,68,69 and 79, Sy. No. 34/9A, situated at Nagavera Village, Henuar Main Road, Bangalore (Google Location: <https://maps.app.goo.gl/JoyVEggbYvfV1osp9>)

(In Rs)

Property	Reserve Price	Earnest Money
Flat Nos. G-8 in the name of Smt. Dhanalakshmi	90,88,000/-	9,08,800/-



Flat Nos. G-7 in the name of Smt. Dhanalakshmi	89,71,000/-	8,97,100/-
Flat Nos. F-4 in the name of Smt. Dhanalakshmi	1,21,95,000/-	12,19,500/-
Flat Nos. F-8 in the name of Smt. Dhanalakshmi	99,46,000/-	9,94,6000/-
Flat Nos T-1 in the name of Shri R.Shankar	1,11,35,500/-	11,13,550/-
Flat Nos T-5 in the name of Shri R.Shankar	97,18,000/-	9,71,800/-
Flat Nos T-6 in the name of Shri R.Shankar	1,31,37,500/-	13,13,750/-
Flat Nos T-8 in the name of Shri R.Shankar	99,46,000/-	9,94,600/-
Flat Nos S-9 in the name of Shri R.Shankar	1,04,74,500/-	10,47,450/-

Units in the project named **"The Orchard"**(As per details provided in table below) - All that piece and parcel of the immoveable property for the Plot No.WL-2 admeasuring 93,566 Square Feet or thereabouts **situated at HMT Ltd. Complex. Peenya Plantation "B", Jalahalli, Bengaluru North Taluka, Bengaluru in the State of Karnataka** forming a portion of Municipal No.5, Bangalore Mahanagara Palike, Ward No.1 with all the rights in respect of the said land and the building/structures forming part of the residential building project to be constructed thereon including all the rights, privileges, and appurtenances thereto and bounded as follows:

- On or towards the East by: HMT Property
- On or towards the West by: HMT Road formed on the HMT Land and DRDO Land
- On or towards the North by: HMT Road formed on the HMT Land
- On or towards the South by: HMT Road formed on the HMT Land

(Google Location Link: <https://maps.app.goo.gl/Fq3VFWcJ6qURHDrr6>)
(In Rs.)

Block	Unique Flat No.	Type of flats (i.e 1,2,3 BHK etc)	Saleable Area (sq. ft.)	Reserve Price (In Rs.)	Earnest Money (In Rs.)
APRICOT	A-701	2.5BHK	1,308	88,02,000/-	8,80,200/-
APRICOT	A-703	3BHK	1,476	98,94,000/-	9,89,400/-
APRICOT	A-704	3BHK	1,476	98,94,000/-	9,89,400/-
BLUEBERRY	B-101	2.5BHK	1,250	84,25,000/-	8,42,500/-
BLUEBERRY	B-701	2.5BHK	1,308	88,02,000/-	8,80,200/-
BLUEBERRY	B-703	2BHK	1,056	71,64,000/-	7,16,400/-
BLUEBERRY	B-704	2BHK	1,056	71,64,000/-	7,16,400/-
CHERRY	C-103	2BHK	999	92,91,000/-	9,29,100/-
CHERRY	C-104	2.5BHK	1,250	84,25,000/-	8,42,500/-



CHERRY	C-701	3BHK	1,476	98,94,000/-	9,89,400/-
CHERRY	C-702	3BHK	1,476	98,94,000/-	9,89,400/-
CHERRY	C-703	2BHK	1,056	71,64,000/-	7,16,400/-
CHERRY	C-704	2.5BHK	1,308	88,02,000/-	8,80,200/-
DURIAN	D-101	2.5BHK	1,250	84,25,000/-	8,42,500/-
DURIAN	D-204	3BHK	1,403	94,19,500/-	9,41,950/-
DURIAN	D-704	3BHK	1,476	98,94,000/-	9,89,400/-
ELDERBERRY	E-102	2BHK	999	67,93,500/-	6,79,350/-
ELDERBERRY	E-103	3BHK	999	67,93,500/-	6,79,350/-
ELDERBERRY	E-404	2.5BHK	1,308	88,02,000/-	8,80,200/-
ELDERBERRY	E-504	2.5BHK	1,308	88,02,000/-	8,80,200/-
ELDERBERRY	E-701	2BHK	1,056	71,64,000/-	7,16,400/-
FARKLEBERRY	F-103	2BHK	999	67,93,500/-	6,79,350/-
FARKLEBERRY	F-104	2.5BHK	1,250	84,25,000/-	8,42,500/-
FARKLEBERRY	F-703	2BHK	1,056	71,64,000/-	7,16,400/-
ELDERBERRY	E-603	2BHK	1,056	71,64,000/-	7,16,400/-
Total			30,655	20,92,55,000/-	2,09,25,500/-

List of addressees:

<p>1. Shiv Parvati Constructions Through its Sole Proprietor Mr. Mohan Manohar Mungale Flat No. 5, Shri Ram Apartments, Model Colony, S. No. 1126/A, Shivaji Nagar, Pune - 411016</p> <p><i>Also at:</i> Kamal Manohar, 759/38, Deccan Gymkhana, Pune- 411004 Email: mohanmungale@gmail.com</p> <p>(Addressee No. 1)</p>	<p>2. Mohan Manohar Mungale Proprietor of Shiv Parvati Constructions Flat No. 5, Shri Ram Apartments, Model Colony, S. No. 1126/A, Shivaji Nagar, Pune - 411016</p> <p><i>Also at:</i> Kamal Manohar, 759/38, Deccan Gymkhana, Pune- 411004 Email: mohanmungale@gmail.com</p> <p>(Addressee No. 2)</p>
<p>3. Dhanalakshmi Shankar Manjunatha Nilaya, Kachrakanahli, St.Thomas Town, Hennur Main Road, Bangalore – 560084</p> <p>(Addressee No. 3)</p>	<p>4. R. Shankar Manjunatha Nilaya, Kachrakanahli, St.Thomas Town, Hennur Main Road, Bangalore – 560084</p> <p>(Addressee No. 4)</p>



5. **Mayura Mohan Mungale**
Flat No. 5, Shri Ram Apartments, Model
Colony,
S. No. 1126/A, Shivaji Nagar,
Pune 411016
Email: mohanmungale@gmail.com
Also at:
Kamal Manohar, 759/38, Deccan
Gymkhana,
Pune- 411004

(Addressee No. 5)

6. **Mandar Mohan Mungale**
Flat No. 5, Shri Ram Apartments, Model
Colony,
S. No. 1126/A, Shivaji Nagar,
Pune 411016
Email: mohanmungale@gmail.com
Also at:
Kamal Manohar, 759/38, Deccan
Gymkhana,
Pune- 411004
Email: mohanmungale@gmail.com

(Addressee No. 6)

7. **M/s. Manne Constructions**
No.301, Veeru Castle, Durganagar Colony,
Oanjagutta, Hyderabad-500 082
Email: NA

Also at:
Kamal Manohar, 759/38, Deccan Gymkhana,
Pune- 411004

(Addressee No. 7)

Date of E-Auction & Time: 23 August 2024 between 11 AM to 1 PM.

Last Date & Time for submission of Bid/EMD: 22 August 2024, before 4 PM.

For detailed terms and conditions of the sale, and other relevant details of the properties, please refer to the link provided in VSJ's website i.e. <https://vsjinvestments.com/>.

Statutory 30 (Thirty) Days' Notice under SARFAESI Act, 2002

The addressees above are hereby notified to pay the sum as mentioned above along with all costs and expenses before the date of auction, failing which the property will be auctioned/sold and balance dues (if any) will be recovered with interest and cost. Please note this is the notice for sale under Rule 8 (6) of Security Interest (Enforcement) Rules, 2002

Date: 19 July 2024



VSJ Investments Private Limited
Authorized Officer
Place: Mumbai