

**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) and 9 (1) 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 6 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****A. 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 22, 2016***

- A. Flat admeasuring 1415 Sq.ft. i.e. 131.51 Sq.Mtrs. situated on the 4 & 5 Floor and Terrace admeasuring 44.60 Sq Mtrs on the 5 Floor, in the building known as "Kamal Manohar" situated or constructed upon the land CTS No. 759/38 F.P. No.265, situated at Village Shivajinagar Bhamburda Pune City within the limits of Sub-Registration District Tal. Haveli District Pune.
- B. All that piece & parcel of the property bearing Land S.No.622/1+2 having CTS No.825 admeasuring 6491 Sq.ft. i.e. 603.03 Sq.Mtrs, situated at Village Bibwewadi within the limits of Sub-Registration District Tal. Haveli District Pune along with the present & future structure thereon and bounded as follows:  
On or towards North: by remaining portion of sub-leased land of Mrs. Seema Shirali  
On or towards South: by newly sanctioned D.P Road  
On or towards East: by remaining portion of sub-leased land of Mrs. Seema Shirali  
On or towards West: by remaining portion of sub-leased land of Mrs. Seema Shirali



**B. Properties as mortgaged with the Lender (VSJ) under the Loan Agreement dated March 30, 2017, along with details of the hypothecated assets.****Memorandum of deposit of title deeds dated March 31, 2017**

- A. Flat admeasuring 1415 Sq.ft. i.e., 131.51 Sq.Mtrs situated on 4 & 5 Floor and Terrace 44.60 Sq. Mtrs on the 5 Floor, in the building known as "Kamal Manohar" situated or constructed upon the land CTS No. 759/38 F.P. No.265, situated at Village Shivajinagar Bhamburda Pune City within the limits of Sub-Registration District Tal Haveli District Pune.
- B. All that piece & parcel of the property bearing Land S.No.622/1+2 having CTS No.825 admeasuring 6491 Sq.ft. i.e. 603.03 Sq.Mtrs, situated at Village Bibwewadi within the limits of Sub-Registration District Tal. Haveli District Pune along with the present & future structure thereon and bounded as follows:  
On or towards North; by remaining portion of sub-leased land of Mrs. Seema Shirali  
On or towards South: by newly sanctioned D.P Road  
On or towards East: by remaining portion of sub-leased land of Mrs. Seema Shirali  
On or towards West: by remaining portion of sub-leased land of Mrs. Seema Shirali

The reserve price and the earnest money deposit shall be as follows:  
(In Rs.)

Property	Reserve Price	Earnest Money
Flat admeasuring 1415 Sq.ft. i.e. 131.51 Sq.Mtrs. situated on the 4 & 5 Floor and Terrace admeasuring 44.60 Sq Mtrs on the 5 Floor, in the building known as "Kamal Manohar" situated or constructed upon the land CTS No. 759/38 F.P. No.265, situated at Village Shivajinagar Bhamburda Pune City within the limits of Sub-Registration District Tal. Haveli District Pune.  (Google Location Link: <a href="https://maps.app.goo.gl/tyaGjjHHuffnFqR69">https://maps.app.goo.gl/tyaGjjHHuffnFqR69</a> )	Rs. 3,41,11,339/-	Rs. 34,11,134/-
All that piece & parcel of the property bearing Land S.No.622/1+2 having CTS No.825 admeasuring 6491 Sq.ft. i.e. 603.03 Sq.Mtrs, situated at Village Bibwewadi within the limits of Sub-Registration District Tal. Haveli District Pune along with the present & future structure thereon and bounded as follows: • On or towards North: by remaining portion of	Rs. 6,16,64,500/-	Rs. 61,66,450/-



<p>sub-leased land of Mrs. Seema Shirali</p> <ul style="list-style-type: none"> <li>• On or towards South: by newly sanctioned D.P Road</li> <li>• On or towards East: by remaining portion of sub-leased land of Mrs. Seema Shirali</li> <li>• On or towards West: by remaining portion of sub-leased land of Mrs. Seema Shirali</li> </ul> <p>(Google Location Link: <a href="https://maps.app.goo.gl/Cx9PdsCW4coX9NPK6">https://maps.app.goo.gl/Cx9PdsCW4coX9NPK6</a>)</p>		
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**List of addressees:**

<p>1. <b>Shiv Parvati Constructions</b> 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><b>(Addressee No. 1)</b></p>	<p>2. <b>Mohan Manohar Mungale</b> 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><b>(Addressee No. 2)</b></p>
<p>3. <b>Dhanalakshmi Shankar</b> Manjunatha Nilaya, Kachrakanahli, St.Thomas Town, Hennur Main Road, Bangalore – 560084</p> <p><b>(Addressee No. 3)</b></p>	<p>4. <b>R. Shankar</b> Manjunatha Nilaya, Kachrakanahli, St.Thomas Town, Hennur Main Road, Bangalore – 560084</p> <p><b>(Addressee No. 4)</b></p>
<p>5. <b>Mayura Mohan Mungale</b> Flat No. 5, Shri Ram Apartments, Model Colony, S. No. 1126/A, Shivaji Nagar, Pune 411016 Email: mohanmungale@gmail.com</p> <p><i>Also at:</i> Kamal Manohar, 759/38, Deccan Gymkhana, Pune- 411004</p> <p><b>(Addressee No. 5)</b></p>	<p>6. <b>Mandar Mohan Mungale</b> Flat No. 5, Shri Ram Apartments, Model Colony, S. No. 1126/A, Shivaji Nagar, Pune 411016 Email: mohanmungale@gmail.com</p> <p><i>Also at:</i> Kamal Manohar, 759/38, Deccan Gymkhana, Pune- 411004 Email: <a href="mailto:mohanmungale@gmail.com">mohanmungale@gmail.com</a></p> <p><b>(Addressee No. 6)</b></p>



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/legal/>.

**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) and 9 (1) of Security Interest (Enforcement) Rules, 2002

Date: 19 July 2024



**VSJ Investments Private Limited**

**Authorized Officer**

**Place: Mumbai**