

Date: 04-October 2024

To,

1. M/s Silver Land Development Corporation Le Palazzo, 1 st Floor, August Kranti Marg, Nana Chowk, Grant Road, Mumbai -400036 ("Borrower/Mortgagor No.1")	2. M/s Sri Harsh Developers Le Palazzo, 1 st Floor, August Kranti Marg, Nana Chowk, Grant Road, Mumbai -400036 ("Borrower/Mortgagor No.2")
3. Mr. Vijay Kamdar S/o Mr. Chotalal Popatlal Kamdar Atit, 56,Gr.Floor, Hatkesh Society, N.S. Road No.7, JVPD Scheme, Vile Parle (West), Mumbai - 400056 (Personal Guarantor No.1)	4. Mrs. Ranjan Kamdar W/o Mr. Vijay Kamdar Atit, 56, Gr.Floor, Hatkesh Society, N.S. Road No.7, JVPD Scheme, Vile Parle (West), Mumbai - 400056 (Personal Guarantor No.2)
5. Mr. Dhaval Kamdar S/o Mr. Vijay Chotalal Kamdar Atit, 56, Gr.Floor, Hatkesh Society, N.S. Road No.7, JVPD Scheme, Vile Parle (West), Mumbai - 400056 (Personal Guarantor No.3)	6. M/s Sri Khodiar Realtech Sydication Private Limited Le Palazzo, 1 st Floor, August Kranti Marg, Grant Road, Nana Chowk, Mumbai -400036 (Corporate Guarantor))

RE: Public Notice For E-Auction for Sale of Immovable Property under the Securitization 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.

Dear Sir/ Madam,

1. The undersigned being the authorized officer of VSJ Investments Private Limited (authorized by the lenders VSJ Investments Private Limited and Edelweiss Asset Reconstruction Company Limited vide Intercreditor Agreement dated 31st October, 2018 and in the joint lender's meeting dated 14th March, 2023) under the Securitization 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 and in exercise of the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 24th May, 2023 calling upon you, Noticee Nos. 1 to 6 to repay the following amounts ("**Amounts Due**"):



- a. Rs.9,26,82,45,420/- (Rupees Nine Hundred Twenty Six Crores Eighty Two Thousand Four Hundred and Twenty only) due to VSJ Investments Private Limited.
 - b. Rs.15,07,25,74,119/- (Rupees One Thousand Five Hundred and Seven Crore Twenty Five Lakh Seventy-Four Thousand One Hundred and Nineteen Only) due to Edelweiss Asset Construction Company Limited from you, Noticee Nos. 1 and 2, being the Borrowers and you, Notice Nos. 3 to 6, being the Guarantors.
2. Pursuant to the above demand notice, due to your failure to pay the Amounts Due to the lenders, a 13(4) notice dated November 24, 2023 was issued for taking symbolic possession of the property mentioned in the table hereinbelow (“**Secured Asset/Property**”).
 3. Kindly note that the Secured Asset will be sold on “As is where is” basis, “As is what is” basis, “Whatever there is” basis, “No Recourse” basis, and on symbolic possession basis, for and on behalf of the Secured Creditor on November 06, 2024 from 11:00 am to 03:00 pm for recovery of an amount of INR 2,434,09 Cr plus applicable interest thereon. The details of the e-Auction are mentioned below:

Details of Secured Asset/Mortgaged Property:

Sr. No.	Description	Reserve Price (INR Cr)	EMD (INR Cr)
1.	<p>All those piece and parcels of land admeasuring approx.. 205767 sq. ft (i.e., Land Parcel 1 bearing Survey No. 100 having Hissa No, 213 P admeasuring 4599.03 sq. ft, Hissa No. 214P admeasuring 7450.52 sq. ft, Hissa No. 215 P admeasuring 1613.2 sq. ft, bearing Survey No. 101 having Hissa No. 211P admeasuring 6014.17 sq. ft, Hissa No. 212P admeasuring 7708.75 sq. ft.,</p> <p>Land Parcel 2 bearing survey no. 101 having Hissa No. 206P admeasuring 2944.06 sq. ft, Hissa No. 207P admeasuring 7423.07, Hissa No. 208P admeasuring 6370.89 sq. ft. Hissa No. 209P admeasuring 7797.66 sq. ft, Hissa No. 210P admeasuring 4453.61 sq. ft.,</p> <p>Land Parcel 3 bearing Survey No. 148 having Hissa No. 42P admeasuring 10111.06 sq. ft., Survey No. 150 having Hissa No. 42P admeasuring 420.66 sq. ft, Hissa No. 43 admeasuring 8815.72 sq. ft, Hissa No. 44P admeasuring 5417.95 sq. ft, Hissa No. 91P admeasuring 6391.99 sq. ft., Hissa No. 92P admeasuring 6332.14 sq. ft., Hissa No. 93P admeasuring 35.84 sq. ft., Hissa No. 99P, admeasuring 2860.32 sq. ft., Hissa No. 100P admeasuring 6820.39 sq. ft., Hissa No. 101P</p>	95	23.75



admeasuring 312.9 sq. ft., Layout Road admeasuring 3202.61 sq. ft., Survey No. 136 having Hissa No. 92P admeasuring 1417.94 sq. ft., Hissa No. 93P admeasuring 353.81 sq. ft., Hissa No. 98P, admeasuring 396.22 Sq. ft., Hissa No. 99P admeasuring 4889.76 sq. ft.,

Land Parcel 4 bearing Survey No. 136 having Hissa No. 40P admeasuring 10572.72 sq. ft., Hissa No. 41P admeasuring 7077.65 sq. ft., Hissa No. 42P admeasuring 2639.33 sq. ft., Hissa No. 93P admeasuring 2279.6 sq. ft., Hissa No. 94P admeasuring 5427.42 sq. ft., Hissa No. 95P admeasuring 10538.06 sq. ft., Hissa No. 96P admeasuring 11928.77 sq. ft., Hissa No. 97 admeasuring 7750.08 sq. ft. and

Land Parcel 5 bearing Survey No. 137 admeasuring 21833.05 sq. ft., Hissa No. 40P admeasuring 5372.42 sq. ft., Hissa No. 41P admeasuring 1059.93 sq. ft, Hissa No. 42P admeasuring 175.24 sq. ft., Survey No. 148 admeasuring 200.75 sq. ft., Layout Road admeasuring 4757.9 sq. ft. for proposed project(s) located at Village Nilemore, Sri Prastha Complex, Opp Station Road, at Nallasopara along with all present and future unsold construction thereon, together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon.

4. For further details on the e-Auction and the terms and conditions of the sale, please refer to the link provided in the Secured Creditor's website i.e., <https://vsjinvestments.com/legal>; <https://sarfaesi.auctiontiger.net>; ops@vsjinvestments.com; Pawan Chhangani- 02267155228
4. Please note that a public notice is being issued on October 4th 2024 in Business Standard (Mumbai Edition) and Prathakal (Mumbai Edition) inviting offers for sale of the Secured Asset.
5. Please note, that in terms of Section 13(8) of the SARFAESI Act, 2002, your right of redemption of the Secured Asset hereby stands extinguished.

Yours truly,

VSJ Investments Pvt Ltd




(Authorized Signatory)