

Date: 15th November 2024

To,

<p>1. M/s. Bharat Mahan Developers & Builders (Borrower) Having address at: - Ground Floor, S.G. Bharve Marg, Ali Dada Estate, Kurla (East), Mumbai – 400024 e-mail: bharatmahandevlopers@gmail.com</p>	<p>2. Mr. Yeshwant Patil (Co-Borrower) Having address at: - Flat No. 403/4, Sea Woods L state Phase 1, Sec 54, 56 & 58, OIT Palm Beach Road, Nerul, Navi Mumbai 400 706 e-mail: yeshwantvpatil@yahoo.com</p>
<p>3. Mr. Balasaheb Kashinath Shinde (Personal Guarantor) Having address at: - Flat No.1, Anil Apartment, 3, S. No. 80/2, Banner Residency, Baner Road, Aundh, Pune 411007 e-mail: bk.shinde@yahoo.co.in</p>	<p>4. Mr. Nandkumar Malku Patil (Personal Guarantor) Having address at: - Flat No. 17, Bldg. No. 18/B, Ravikiran Apartment, Sakalnagar, Baner, Pune 41107 e-mail: nmpatil11@gmail.com</p>
<p>5. Mrs. Anamika Amar Jadhav (Personal Guarantor) Having address at: - Flat No. 56/1502, Building No. 48 Sea Woods Estate, Phase II, Sector No. 54, 56 & 58, Off Palm Beach Road, Nerul, Navi Mumbai 400 706 e-mail: anamikajadhav.7@gmail.com</p>	<p>6. Mr. Ayub Ali Khan (Personal Guarantor) Having address at: - A-1/2, Shree Shankar Mandir, Ali Dada Estate, S.G. Barve Marg, Kurla East, Mumbai 400024</p>
<p>7. Mr. Mohammed Salim Abdul Khan (Personal Guarantor) Having address at: - Rajabi, House No. 10, 1st Floor, Room No. 05 Janjekar Street, Mumbai- 400003</p>	<p>8. Mr. Shrikant Digambar Shitole (Personal Guarantor) Having address at: - 3rd Voilet Apartment, Sindhi Gate, Murbad Road, Kalyan Thane, Maharashtra, 421301 e-mail: shrikantdshitole@gmail.com</p>



<p>9. M/s. Innovative Agro Estate Pvt. Ltd. (Corporate Guarantor)</p> <p>Having address at: - 105, 1st Floor, Spring Avenue, S. No. 61, Hissa No. 61/ P, Club Road, Khakadpada, Kalyan West- 421301 e-mail: director@innovativegroups.in</p>	<p>10. M/s. Vishva Developers (Corporate Guarantor)</p> <p>Having address at: - Shop No 3, Orchid Metropolises, S. G. Barve Marg, Ali Dada Estate, Kurla (East), Mumbai – 411024 e-mail: chetan_kadam01@yahoo.co.in</p>
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Dear Sir/Madam,

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 provision rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The undersigned being the authorized officer of VSJ Investments Private Limited under the provisions of Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("**SARFAESI Act**") read together with Rule 3 of Security Interest (Enforcement) Rules, 2002 ("**Rules**") had issued demand notice dated May 28, 2024 ("**Demand Notice**") calling upon (1) M/s. Bharat Mahan Developers & Builders ("Borrower") and Mr. Yeshwant Patil ("Co-Borrower"), ("**Collectively referred as Borrowers**"), (1) M/s. Innovative Agro Estate Pvt. Ltd. and (2) M/s. Vishva Developers ("**collectively referred as Corporate Guarantors**"), and (1) Mr. Balasaheb Kashinath Shinde, (2) Mr. Nandkumar Malku Patil, (3) Mrs. Anamika Amar Jadhav, (4) Mr. Ayub Ali Khan, (5) Mr. Mohammed Salim Abdul Khan and demand notice dated June 26, 2024 to (6) Mr. Shrikant Digambar Shitole, ("**Collectively referred as Personal Guarantors**") to repay the amount mentioned in the Demand Notice being a sum of Rs. 108,44,55,934/- (Rupees One Hundred and Eight Crores Forty-Four lakhs Fifty Five thousand Nine Hundred and Thirty Four only) due to VSJ Investments Private Limited as on April 30, 2024 together with further interest and default interest at the contractual rates from said date till actual payment or realization, with all other costs, penal interest, charges and incidental expenses etc. payable thereon, within a period of 60 days from the date of the Demand Notice.

The Borrower(s)/Guarantor(s) having failed to repay the abovementioned amount, the authorized officer of VSJ, acting in its own capacity had taken the symbolic possession of the below-mentioned immovable secured assets under provisions of Section 13(4) of SARFAESI Act and Rules there under on October 5, 2024.

Since you in your capacity as Borrower(s)/Guarantor(s) failed to pay the outstanding loan amounts i.e., Rs. 108,44,55,934/- (Rupees One Hundred and Eight Crores Forty-Four lakhs Fifty Five thousand Nine Hundred and Thirty Four only) due to VSJ Investments Private Limited as on April 30, 2024 together with further interest and default interest at the contractual rates from said date till actual payment or realization, with all other costs, penal interest, charges and incidental expenses etc. being due from (1) M/s. Bharat Mahan Developers & Builders ("Borrower") and Mr. Yeshwant Patil ("Co-Borrower"), ("**Collectively referred as Borrowers**") and



(1) Mr. Balasaheb Kashinath Shinde, (2) Mr. Nandkumar Malku Patil, (3) Mrs. Anamika Amar Jadhav, (4) Mr. Ayub Ali Khan, (5) Mr. Mohammed Salim Abdul Khan and (6) Mr. Shrikant Digambar Shitole, (“Collectively referred as Personal Guarantors”) and (1) M/s. Innovative Agro Estate Pvt. Ltd. and (2) M/s.Vishva Developers (“collectively referred as Corporate Guarantors”) as demanded in the 13(2) notice issued by VSJ, please take note that VSJ will put the property mentioned in **Annexure I** on auction on or after expiry of 30 days from the date of receipt of this intimation.

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 December 24, 2024, from 01:00 to 05:00 pm for recovery of an amount of INR 108,44,55,934/- plus applicable interest thereon. The details of the e-Auction are mentioned below:

Date of Inspection of Secured Assets	From November 27, 2024 to November 28, 2024 between 12 pm to 4 pm
Last Date of Submission of Bid	On or before December 23, 2024, by 5.00 PM
eAuction Portal / Helpdesk	https://sarfaesi.auctiontiger.net; 9265562818/9265562821/079-6813 6842/6869
Date & time of e-Auction	December 24, 2024 at 01:00 PM to 5:00 PM with unlimited extensions of 5 minutes each

Annexure I: Details and full description of the immovable property (with known encumbrances, if any)

SR. NO	PARTICULARS OF IMMOVABLE PROPERTIES	Reserve Price (INR)	EMD (INR)
	All that piece and parcel of Flat No. 16, Above Parking Floor, Bldg. No. 18, Wing - B, "Ravikiran", Sakalnagar R Co-Op. Hsg. Soc. Ltd., CTS No, 1620, 1621, S. No. 82 A (1), 83 A (1), Near Lagoo Bandhu Jewelers, village Aundh, Pune admeasuring 977 sq.ft, along with covered car parking of 10 sq mtrs plus right to use undivided share in the common area and facility along with present and future unsold construction thereon.	80,00,000	8,00,000



SR. NO	PARTICULARS OF IMMOVABLE PROPERTIES	Reserve Price (INR)	EMD (INR)
1.	All that piece and parcel of Flat No. 17. Above Parking Stilt Floor, Bldg. No. 18, Wing -B, "Ravikiran ", Sakalnagar R Co-Op. Hsg. Soc. Ltd., CTS No. 1620, 1621, S. No. 82A (1), 83A (1), Near Lagoo Bandhu Jewelers, village Aundh, Pune admeasuring 971 sq.ft, along with right to use undivided share in the common area and facility along with present and future unsold construction thereon.	80,00,000	8,00,000
2.	All that piece and parcel of Flat No. 103, 1st Floor, B Building. "Windsor Residency"; S.No. 135/1, Near Balewadi Phata, village Baner, Pune admeasuring 857 Sq.ft. along with Parking Space No. 103 admeasuring 100 sq ft along with present and future unsold construction thereon.	1,40,00,000	14,00,000

As to the knowledge of the Secured Creditor, the Jankalyan Sahakari Bank Ltd., Chembur (Mumbai) is claiming to have charge on the above-mentioned properties in relation to the recovery proceedings initiated against its borrowers/ co- borrowers/guarantors and is further claiming to have the Recovery Certificate issued by the Deputy Registrar, Co-operative Societies, under the provision of Maharashtra Co-operative Societies Act, 1961. However, the Secured Creditor is not privy to any such alleged claim and has a prior charge over the properties. Any such charge alleged/claimed by the Jankalyan Sahakari Bank Ltd. would necessitate verification by the auction bidder/ prospective purchaser. The Secured Creditor is not aware of any other charge and have no obligation, in relation thereto.

Disclaimer: Area mentioned subject to valuation done.

The Intending Bidders/ Purchasers are requested to register on portal using their mobile number and email-id. Further, they are requested to upload requisite KYC documents.

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

Date:15th November 2024

Place: Mumbai



Authorized Signatory