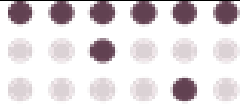



<p>REGISTERED OFFICE: A/3, 5TH FLOOR, SAFAL PROFITAIRE, NEAR PRAHLAD NAGAR GARDEN, AHMEDABAD-380015.</p> <p>CORPORATE OFFICE: 1ST FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038.</p> <p>EMAIL: kalpak.sawangikar@cfmarc.in</p> <p>CONTACT: 022-40055280 / 8879890346</p>	 
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APPENDIX- IV-A

[SEE PROVISO TO RULE 8(6)]

AUCTION/SALE NOTICE IS FOR SALE OF MORTGAGED PROPERTY UNDER THE SARFAESI ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower and Guarantors/Mortgagor that the below described immovable properties mortgaged to the secured Creditor, the symbolic possession of which have been taken by the authorized officer of SVC Co-Op Bank Ltd. on 19.01.2018, the secured creditor will be sold through public auction “as and where is basis”, “as is what is basis”, “whatever is there is basis” and “No recourse Basis”; on 10.08.2020 for recovery of Rs.20,44,23,860.05/- (Rs. Twenty Crore Forty Four Lakh Twenty Three Thousand Eight Hundred sixty and Five Paise Only) as on 30.04.2017 and further interest and other costs thereon due to the secured creditor from borrower M/s Jamnadas Steel Pvt. Ltd. (Borrower and Mortgagor), Vinay Jamnadas Udeshi (Guarantor & Mortgagor), Mukesh Jamnadas Mukeshi (Guarantor), Chetan V Udeshi, (Guarantor), Sudha Udeshi (Guarantor & Mortgagor), Jaywanti Udeshi (Guarantor), Bhawini Udeshi (Guarantor), Jamnadas Nagaji Udeshi – HUF (Guarantor – Mortgagor).

DETAILS OF AUCTION

DESCRIPTION OF SECURED PROPERTY:	Freehold land bearing S.No.46, admeasuring. 3.42 Hectors (8.45 Acres), situated at Mauza Kadholi, Patwari Halka No.24, Tehsil Kamptee, Nagpur along with entire structure constructed and to be constructed thereon owned by M. Vinay Udeshi and Mrs. Sudha Udeshi.
HYPOTHECATION:	Plant and Machinery with entire unit located at S. No.46, Bhandar Road, Kadoli, Kamptee, Nagpur owned by M/s Jamnadas Steels Pvt Ltd.
SECURED DEBT:	Rs.20,44,23,860.05/- (Rs. Twenty Crore Forty Four Lakh Twenty Three Thousand Eight Hundred sixty and Five Paise Only) as on 30.04.2017 and further interest and other costs thereon due to the secured creditor.
RESERVE PRICE:	Rs.20,65,00,000/- (Twenty Crore Sixty Five Lakh Only)
TIME:	At 03.00 PM
DATE:	10.08.2020
PLACE:	At CFMARC’s Mumbai office
EMD:	25% of Reserve Price i.e. Rs.5,16,25,000/- (Five Crore Sixteen Lakh Twenty Five Thousand Only)
TOTAL O/S AS ON 15.07.2020	Rs.26,03,86,890.02/- + Expenses

- A. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
- B. All Offers shall be through Written EOI to be sent to CFMARC's Corporate office.
- C. The bid shall be submitted in the sealed cover along with Earnest Money Deposit (EMD - online Transfer of Money or DD) to the Authorized officer on or before 10.08.2020 upto 11.30 A.M. i.e. (Last date and time for submission of bids).
- D. EMD shall be deposited through RTGS/NEFT fund transfer to credit Account No. 005111100011702, Name of Bank: Andhra Bank, Name of Beneficiary: "CFMARC Trust – 2 SVCBL", IFSC Code- "ANDB0000051". Alternatively, bidders may send a crossed Demand Draft/Pay Order in favour of "CFMARC Trust -2 SVCBL" payable at Mumbai. The bidders shall have to attach/enclose a proof of RTGS/NEFT fund transfer or crossed demand draft/pay order along with the bid.
- E. After opening the bids, the Authorized Officer reserves the right to conduct Inter-Se Bidding/further negotiations amongst the bidders. The highest bidder amongst them after Inter-Se Bidding/negotiations shall be declared as successful bidder. The bidders may improve their further offers in multiples of Rs 5,00,000/- (Rupees Five Lakhs Only)
- F. Sale shall be subject to confirmation by the CFM-ARC.
- G. The successful bidder will have to deposit 25% of the total bid amount/purchase consideration (including amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 75% of the bid amount/purchase within 15 days of confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and CFM-ARC, i.e. the secured creditor.
- H. In case the successful bidder fails to pay the balance sale price as stated above, all deposits including EMD shall be forfeited without any notice by CFM-ARC to the said successful bidder and the property shall be resold.
- I. Inspection of the property is with prior Appointments only.
- J. The bids without EMD amount and or/less than the reserve price shall be disqualified.
- K. The EMD of unsuccessful bidder will be returned within 3 working days of closure of the auction sale proceedings. No interest shall be paid on EMD refunded.
- L. The purchaser shall bear the stamp duty and charges, including those of sale certificate registration charges, all statutory dues payable to government, taxes and rates, outgoing both existing and future related to the property.
- M. Authorised Officer of CFM-ARC reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- N. For further details, Authorised Officer of the CFM-ARC (022-49703233/022-40055280/8879890346) may be contacted during office hours on any working day.
- O. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.

Date: 16.07.2020

Place: Mumbai

Sd/-
Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust -2 SVCBL