

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED

Corporate Identification No.: U67190MH2007PLC174287
 Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025
 Authorised Officer: Nirav Parekh; Phone: (9163715847 /9869300025);
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SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES (See proviso to Rule 6(2) and 8(6))

E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 6(2) and Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("the Rules").

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor and Guarantors that the below described movable and immovable properties mortgaged/charged to JM Financial Asset Reconstruction Company Limited (acting in its capacity as trustee of JMFARC—Corp I 2013—Trust) ("Secured Creditor/ JMFARC"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor on April 05, 2023 (details of the secured assets mentioned as Property-I in Schedule-I hereto) and April 06, 2023 (details of the secured assets mentioned as Property-II and Property-III in Schedule-I hereto), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on August 09, 2023 between 3pm to 4pm for recovery of (i) Rs. 2,22,58,88,078.47/- (Rupees Two Hundred Twenty-Two Crores Fifty-Eight Lakhs Eighty-Eight Thousand Seventy-Eight and Paise Forty-Seven only) as on May 31, 2023, together with further interest and other amounts at contractual rate mentioned in loan documents thereon from June 01, 2023 till date of realization due to JMFARC from Veer Gurjar Aluminium Industries Pvt. Ltd. ("Borrower/Mortgagor") and the Guarantors namely (i) Babulal V Gurjar, and (ii) Sovanibai V Gurjar.

In addition to the aforesaid, the said secured assets are also charged/mortgaged/hypothecated for the dues of the Obligors to other secured creditors, namely, 1.) Bank of India ("BoI") for an amount of Rs. 1,37,73,00,34.24/- (Rupees One Hundred Thirty Seven Crores Seventy-Eight Lakhs Three Hundred Forty-Three and Paise Twenty Four only) as on May 31, 2023, together with further interest and other amounts at contractual rate mentioned in loan documents thereon from June 01, 2023 till date of realization, and 2.) Asset Reconstruction Company of India Limited ("ARCIL") for an amount of Rs. 2,19,20,54,616.00/- (Rupees Two Hundred Nineteen Crores Twenty Lakhs Fifty-Four thousand Six Hundred Sixteen only) as on May 31, 2023, together with further interest and other amounts at contractual rate mentioned in loan documents thereon from June 01, 2023 till date of realization.

Detailed description of the movable and immovable properties, inspection date, reserve price and earnest money deposit shall be as follows:

Lot No.	Description of the Secured Assets	Inspection Date & Time	Particulars	Reserve Price (in Rs.)	Earnest Money Deposit (in Rs.)
A	Secured assets mentioned as Property-I in the Schedule-I hereto	July 26, 2023 10 am to 1 pm	Land & Building (Lot A)	Rs. 29,28,00,000/- (Rupees TwentyNine Crores Twenty Eight Lakhs Only)	Rs.3,05,90,000/- (Rupees Three Crores Five Lakhs Ninety Thousand Only)
			Plant & Machinery and other movables (Lot B)	Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs Only)	
			Composite (Lot C) *	Rs. 30,59,00,000/- (Rupees Thirty Crores Fifty-Nine Lakhs Only)	
B	Secured assets mentioned as Property II in the Schedule-I hereto	July 26, 2023 2 pm to 5 pm	Land & Building (Lot A)	Rs. 95,00,000/- (Rupees Ninety-Five Lakhs Only)	Rs. 10,80,000/- (Rupees Ten Lakhs Eighty Thousand Only)
			Plant & Machinery and other movables (Lot B)	Rs. 13,00,000/- (Rupees Thirteen Lakhs Only)	
			Composite (Lot C) *	Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only)	
C	Secured Assets mentioned as Property III in the Schedule-I hereto	July 26, 2023 2 pm to 5 pm	Land & Building (Lot A)	Rs. 2,29,00,000/- (Rupees Two Crores Twenty-Nine Lakhs Only)	Rs. 22,90,000/- (Rupees Twenty-Two Lakhs Ninety Thousand Only)
			Plant & Machinery and other movables (Lot B)	-	
			Composite (Lot C) *	Rs. 2,29,00,000/- (Rupees Two Crores Twenty-Nine Lakhs Only)	

Encumbrances: Not known

Last date of submission of Bid: August 08, 2023 before 5 p.m.

For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. <https://www.jmfinancialarc.com/assets-for-sale> OR <https://jmfarc.auctiontiger.net>.

In the event of any discrepancy between the English and any other vernacular version of this notice, the English notice shall be treated as final.

Date: 20.06.2023

Place: Mumbai

**JM Financial Asset Reconstruction Company Limited acting in its capacity as trustee
JMARC - Corp I 2013 - Trust**

Authorised Officer

SCHEDULE - I - DESCRIPTION OF THE MOVABLE AND IMMOVABLE ASSETS

PROPERTY - I:-

i. All that piece and parcel of land and building situated at Gat No.66 totally admeasuring 5 Acres at Village: Jikthan, Taluka: Gangapur, District: Aurangabad, together with all the Building and Constructions thereon or to be constructed thereon and all the Fixed Plant & Machinery and Fixtures and Fittings erected or installed thereon or to be erected or installed thereon and bounded as follows: On or towards the North: By Land belonging to Harishchandra Todkar, On or towards the South: By Land belonging to Kumar Govindrao Dhakne, On or towards the East: By Remaining Land of Gat No.66, On or towards the West: By Land belonging to Ashabai Rokde and Arun Sonawane

ii. All that piece and parcel of land and building situated at Gat No. 74 to the extent of 2 acres situated at the Village: Jikthan, Taluka: Gangapur, District: Aurangabad, together with all the Buildings and Constructions thereon or to be constructed thereon and all the Fixed Plant & Machinery and Fixtures and Fittings erected or installed thereon or to be erected or installed thereon and bounded as follows: On or towards the North: By Land belonging to Arun Sonawane, On or towards the South: By Land belonging to Chhagan Punjaji Targhale, On or towards the East: By Land belonging to Kusumbai Eadimbh Chhanna, On or towards the West: By Land belonging to Janabai Bhimrao Handge

iii. All that piece and parcel of land and building situated at Gat No.74 to the extent of 3 acres situated at the Village: Jikthan, Taluka: Gangapur, District: Aurangabad, together with all the Buildings and Constructions thereon or to be constructed thereon and all the Fixed Plant & Machinery and Fixtures and Fittings erected or installed thereon or to be erected or installed thereon and bounded as follows: On or towards the North: By Land belonging to Arun Sonawane, On or towards the South: By Land belonging to Chhagan Punjaji Targhale, On or towards the East: By Land belonging to Ashabai Raosaheb Rokde, On or towards the West: By Land belonging to Sukhdeo Waghale

iv. All that piece and parcel of land and building situated at Gat No.75 to the extent of 3 acres situated at the Village: Jikthan, Taluka: Gangapur, District: Aurangabad, together with all the Buildings and Constructions thereon or to be constructed thereon and all the Fixed Plant & Machinery and Fixtures and Fittings erected or installed thereon or to be erected or installed thereon and bounded as follows: On or towards the North: By Land belonging to Sukhdeo Waghule, On or towards the South: By Land belonging to Rajaram Rokde, On or towards the East: By Land belonging to Chhagan Punjaji Targhale, On or towards the West: By Government Road

v. All that piece and parcel of land and building situated at Gat No.75 to the extent of 3 acres 15 Gunthas situated at the Village: Jikthan, Taluka: Gangapur, District: Aurangabad, together with all the Buildings and Constructions thereon or to be constructed thereon and all the Fixed Plant & Machinery and Fixtures and Fittings erected or installed thereon or to be erected or installed thereon and bounded as follows: On or towards the North: By Land belonging to Veer Gurjar Aluminium Ltd., On or towards the South: By Land belonging to Veer Gurjar Aluminium Ltd., On or towards the East: By Land belonging to Veer Gurjar Aluminium Ltd., On or towards the West: By Government Road

vi. All that piece and parcel of land and building situated at Gat No.75 to the extent of 14 acres 36 Gunthas situated at the Village: Jikthan, Taluka: Gangapur, District: Aurangabad, together with all the Buildings and Constructions thereon or to be constructed thereon and all the Fixed Plant & Machinery and Fixtures and Fittings erected or installed thereon or to be erected or installed thereon and bounded as follows: On or towards the North: By Land belonging to Ashabai R Rokade and Jayabai Bhimrao Handge, On or towards the South: By Shiv and Land of Dilip Vakhure and Sainath Autade, On or towards the East: By Land belonging to Kumar Govindrao Dhakane, On or towards the West: By Government Road and Land of Rajaram and Asaram Rokade

PROPERTY - II:- All that piece and parcel of land bearing Plot No. K-250/2 totally admeasuring about 1135 sq. metres in MIDC, Waluj Industrial Area, within the village limits of Ranjangaon and outside limits of Aurangabad Municipal Corporation, in Rural Area, Taluka and Registration Sub-District: Gangapur and Registration District: Aurangabad together with all the Buildings and Construction thereon or to be constructed thereon and all the Fixed Plant and Machinery and Fixtures and Fittings erected and installed thereon or to be erected or installed thereon and bounded as under: On or towards the East: By Plot No. K-251, On or towards the West: By MIDC Road, On or towards the South: By MIDC Boundary, On or towards the North: By Plot No. K-250/1

PROPERTY - III:- All that piece and parcel of Land bearing Gat No. 4 totally admeasuring about 35143.92 sq. ft. situated at Village Ranjangaon (Sherpunji), Gangapur District, Aurangabad together with all the Buildings and Constructions thereon or to be constructed thereon and all the Fixed Plant and Machinery and Fixtures and Fittings erected or installed thereon or to be erected or installed thereon and bounded as under: On or towards the East: By Land of Shri Bhavarji Gujar, On or towards the West: By MIDC Road, On or towards the South: By Land of Shri Kulkarni, On or towards the North: By Plot No. K-250/2 of MIDC Industrial Area.