

To,

**1. M/s. Haripriya Milk and Milk Products  
(Borrower)**

1201/D, Flat No.3, Shrikrishna  
Apartments, Opp. Fergusson College,  
Shirole Road, Shivajinagar, Pune - 411004

**3. Mrs. Neela Gade(Co-Borrower)**

Akanksha, Appasaheb Pawar Road,  
Amrai, Baramati, Pune, .  
Maharashtra - 413102

**2. Mr.Sangram Gade (Guarantors)**

Aasawari Apartment, Flat No-5,  
Survey No-13/1A, Ganeshkhind  
Road,Bhosale Nagar, Pune City Pune,  
Shivajinagar, Maharashtra - 411005

**4. Mr.Sangram Gade (Mortgagor)**

Plot No.1 to 29,Gat No.15/2(P),  
Sangdari, Solapur, Pune,  
Taluka South Solapur,  
District,Solapur-413002.

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 200 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules,2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken on **21<sup>st</sup> of February,2022** by the Authorized Officer of **Mahindra & Mahindra Financial Services Limited** being the Secured Creditor and will be sold on "As is where is", "As is what is", and "Whatever there is" on **24<sup>th</sup> March,2023** for recovery of **Rs. 1,72,75,070/- (Rupees One Crore Seventy Two Lakhs Seventy Five Thousand Seventy Only )** as on **21<sup>st</sup> October 2021** due to the Secured Creditor ("Mahindra and Mahindra Financial Services Limited") from **M/s Haripriya Milk and Milk Products (Borrower), Mr. Sangram Gade (Guarantors and Mortgagor), Mrs. Neela Gade (Co-Borrower)**.

1	Name of the Borrower & Mortgagor	M/s Haripriya Milk and Milk Products [Borrower]; Mr.Sangram Gade [Mortgagor]
2	Name of the Secured Creditor/ Lender	Mahindra & Mahindra Financial Services Ltd
3	Date; Time & Venue of Auction	Date: 24 <sup>th</sup> March, 2023 Time: 11:00 AM Venue-Mahindra and Mahindra Financial Services Limited, Shop No. 101,102 & 201, 202 Snehganga, Shankar sheth Road, Near Income Tax Office, Swargate, Pune -411009. Hereto referred as

1 / 5



		"The Said Address"
3	Lot- I*	Demand Notice dated- 9/11/2021 ; Amount Due: Rs. 1,72,75,070/- (Rupees One Crore Seventy Two Lakhs Seventy Five Thousand Seventy Only ); Date of Possession: <u>21<sup>st</sup>February 2022</u>
4	Earnest Money Deposit ("EMD")	Rs. 21,85,000.00
5	Reserve Price	Rs. 2,18,50,000.00
6	Bid Incremental Amount	Rs. 1,00,000/- (Rupees One Lakhs)
7	Date & Time of inspection of property for intending purchaser  Contact Person Name, Number & Email-Id	13 <sup>th</sup> to 17 <sup>th</sup> of March, 2023 Between 10:00 AM to 5:00 PM Ms. Sushmita Garima : +91 9619098774 <a href="mailto:garima.sushmita@mahindra.com">garima.sushmita@mahindra.com</a> ;  Ms. Soni Sangle : +91 9920165242 <a href="mailto:SANGLE.SONI@mahindra.com">SANGLE.SONI@mahindra.com</a>

## DESCRITION OF IMMOVABLE PROPERTIES

**\*LOT-I:** All that piece and parcel of Plots bearing Nos.1 to 29 collectively admeasuring 5562.46 Sq.Mts carved out of land admeasuring 01 Hector 20 Aar, bearing Gat No.15/2, Situated at village Sangdari, Taluka South Solapur, District Solapur, within the local limits of Gram panchayat Sangdari, within the registration District of Solapur,Sub registrar Solapur South belonging to **Mr. Sangram Gade** and said Plots are more particularly described herein below:

Plot No.	Area plot in Square Meters	Boundaries of Plots			
		East	West	South	North
1	185.77	Internal Road	Gat no 15/3	6 Meter road	Plot No.2
2	185.77	Internal Road	Gat no 15/3	Plot No.1	Plot No.3
3	185.77	Internal Road	Gat no 15/3	Plot No.2	Plot No.4
4	185.77	Internal Road	Gat no 15/3	Plot No.3	Plot No.5



Plot No.	Area plot in Square Meters	Boundaries of Plots			
		East	West	South	North
5	185.77	Internal Road	Gat no 15/3	Plot No.4	Plot No.6
6	185.77	Internal Road	Gat no 15/3	Plot No.5	Plot No.7
7	185.77	Internal Road	Gat no 15/3	Plot No.6	Plot No.8
8	185.77	Internal Road	Gat no 15/3	Plot No.7	Plot No.9
9	185.77	Internal Road	Gat no 15/3	Plot No.8	Plot No.10
10	185.77	Internal Road	Gat no 15/3	Plot No.9	Plot No.11
11	342.27	Internal Road	Gat no 15/3	Plot No.10	Gat No.15/2
12	204.4	Plot No.33	Internal Road	Plot No.13	Gat No.15/2
13	185.77	Plot No.32	Internal Road	Plot No.14	Plot No.12
14	185.77	Plot No.31	Internal Road	Plot No.15	Plot No.13
15	185.77	Plot No.30	Internal Road	Plot No.16	Plot No.14
16	185.77	Plot No.29	Internal Road	Plot No.17	Plot No.15
17	185.77	Plot No.28	Internal Road	Plot No.18	Plot No.16
18	185.77	Plot No.27	Internal Road	Plot No.19	Plot No.17
19	185.77	Plot No.26	Internal Road	Plot No.20	Plot No.18





Plot No.	Area plot in Square Meters	Boundaries of Plots			
		East	West	South	North
20	185.77	Plot No.25	Internal Road	Plot No.21	Plot No.19
21	185.77	Plot No.24	Internal Road	Plot No.22	Plot No.20
22	185.77	Plot No.23	Internal Road	6 Mts. Road	Plot No.21
23	185.77	Internal Road	Plot No.22	6 Mts. Road	Plot No.24
24	185.77	Internal Road	Plot No.21	Plot No.23	Plot No.25
25	185.77	Internal Road	Plot No.20	Plot No.24	Plot No.26
26	185.77	Internal Road	Plot No.19	Plot No.25	Plot No.27
27	185.77	Internal Road	Plot No.18	Plot No.26	Plot No.28
28	185.77	Internal Road	Plot No.17	Plot No.27	Plot No.29
29	185.77	Internal Road	Plot No.16	Plot No.28	Plot No.30

**TERMS & CONDITIONS:** (1) the properties is being sold on “As is where is”, “As is what is” and “Whatever there is” as such sale is without any kind of warranties and indemnities. (2) The aforesaid properties shall not be sold below the reserve price mentioned above. Intending bidders are required to deposit the EMD as stated above by way of **demand draft payable at Mumbai and favoring “Mahindra and Mahindra Financial Services Ltd” drawn on any nationalized or scheduled bank.** (3) Bids are invited for the lots together with Bid Price clearly mentioned. (4) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest. (5) The bid shall be submitted along with the aforesaid EMD in a sealed cover super scribed “Offer for purchase of Property (Lot No. Lot-I)” so as to reach, **Mrs. Sushmita Garima, Authorized Officer, Mahindra and Mahindra Financial Services Limited, at the said address** on or before **24<sup>th</sup> of March, 2023 before 11.00 A.M.** (6) Bids so received by the Authorized Officer shall be opened in presence of all the bidders at **Mahindra and Mahindra Financial Services Limited, at the said address** on **24<sup>th</sup> March, 2023 at 11:00 AM.** The Authorized Officer after opening the bids shall also make an




auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser. (7) The successful Purchaser/s of the Lots, shall deposit 25% of the sale price, adjusting the EMD already paid, immediately or latest before closing hours of the next working day after the acceptance of bid price by the Authorized Officer in respect of the sale, failing which the earnest deposit shall be forfeited. (8) The balance sale price should be paid by the purchaser to the authorized officer on or before 15th day of confirmation of sale of the immovable property or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 3 months. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. (9) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties. (10) To the best of the knowledge and information of the Authorized Officer no encumbrances exists on the property (11) The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price. (12) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense. (13) The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said property and shall meet all the costs of whatever nature to be incurred in that behalf. Lender shall not be liable to pay any arrears of charges and costs/expenses by whatever name known or called, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone. (14) The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Bid without assigning the reason thereof. (15) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002.

## **STATUTORY 15DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002:**

The borrower(s)/guarantor(s), corporate guarantor(s) and mortgagor(s) are hereby notified to pay the sum as mentioned above along with up to dated interest, legal charges and ancillary expenses before the Bid cum Auction date, failing which the property will be sold/auctioned and balance dues, if any, will be recovered with interest, legal charges and other cost.

This publication dated **10<sup>th</sup> March 2023** is also a **15 days' notice** to all the above borrowers, guarantors, corporate guarantors and mortgagor/s.

Yours faithfully,



For Mahindra and Mahindra Financial Services Limited  
Ms. Sushmita Garima  
Deputy General Manager – Legal  
Authorised Officer

