

APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act”) read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 (“Rules”). Notice is hereby given to the public in general and in particular to Neptune Ventures and Developers Pvt. Ltd. (“**Borrower**”), Mr. Nayan Shah, Mr. Nayan Bheda, Mr. Sachin Deshmukh and M/s Neptune Developers Ltd. (“**Guarantors**”) that Central Bank of India (hereinafter referred to as “**Assignor Bank**”) has assigned the debts of Borrower together with underlying Securities mortgaged / charged / created by Borrower and its Guarantors in favour of Edelweiss Asset Reconstruction Company Limited acting in its capacity as the trustee of EARC Trust SC- 158 (hereinafter referred to as “**EARC / Secured Creditor**”) vide Assignment Agreement dated September 24, 2015. Pursuant to the said assignment, EARC has stepped into the shoes of the Assignor Bank and therefore, exercises its rights as the secured creditor.

EARC, in its capacity as secured creditor, had taken the symbolic possession of the below-mentioned immovable secured assets on August 02, 2019, on April 29, 2021, and on November 12, 2021, under 13(4) of SARFAESI Act and Rules there under respectively.

Further, notice is hereby given to the public in general and in particular to the Borrower / Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of EARC / Secured Creditor, will be sold through a public e-auction on “As is where is”, “As is what is”, Whatever there is”, “No recourse” and on symbolic possession basis scheduled on **June 08 , 2023** for recovery of Rs.3,76,09,80,598/- (Rupees Three Hundred Seventy Six Crore Nine Lakh Eighty Thousand Five Hundred Ninety Eight Only) as on January 22, 2021 (along with further contractual interest, cost and expenses, adjusted with any amount received after the abovesaid date) being due to EARC viz. Secured Creditor from Borrower / Mortgagor and Guarantor(s) and .

The reserve price and earnest money deposit shall be as follows:

Individual RP for 63 units

| Sr. No. | Floor | Unit Number | Carpet Area | Reserve Price | Earnest Money Deposit | Incremental value |
|---------|-------|-------------|-------------|---------------|-----------------------|-------------------|
| | | | (Sq. Ft.) | (RP) | (10% of RP) | (Amt. in INR) |
| | | | | (Amt. in INR) | (Amt. in INR) | (Amt. in INR) |
| 1 | G | A08 | 1,083 | 1,41,70,000 | 14,17,000 | 3,00,000 |
| 2 | G | A09 | | | | |
| 3 | G | A17 | 945 | 1,23,70,000 | 12,37,000 | 3,00,000 |
| 4 | G | A20 | | | | |
| 5 | G | B01 | 1,085 | 1,42,00,000 | 14,20,000 | 3,00,000 |
| 6 | G | B16 | | | | |
| 7 | G | C01 | 1,149 | 1,50,40,000 | 15,04,000 | 3,00,000 |
| 8 | G | C14 | | | | |
| 9 | G | A02 | 357 | 46,80,000 | 4,68,000 | 1,00,000 |
| 10 | G | A03 | 364 | 47,70,000 | 4,77,000 | 1,00,000 |
| 11 | G | A04 | 364 | 47,70,000 | 4,77,000 | 1,00,000 |
| 12 | G | A05 | 357 | 46,80,000 | 4,68,000 | 1,00,000 |
| 13 | G | A07 | 854 | 1,11,80,000 | 11,18,000 | 3,00,000 |

| Sr. No. | Floor | Unit Number | Carpet Area | Reserve Price | Earnest Money Deposit | Incremental value |
|---------|-------|-------------|-------------|---------------|-----------------------|-------------------|
| | | | (Sq. Ft.) | (RP) | (10% of RP) | (Amt. in INR) |
| 14 | G | A12 | 1,809 | 2,36,70,000 | 23,67,000 | 3,00,000 |
| 15 | G | A13 | 775 | 1,01,40,000 | 10,14,000 | 3,00,000 |
| 16 | G | B14 | 783 | 1,02,50,000 | 10,25,000 | 3,00,000 |
| 17 | G | B03 | 364 | 47,70,000 | 4,77,000 | 1,00,000 |
| 18 | G | C04 | 461 | 60,40,000 | 6,04,000 | 1,00,000 |
| 19 | G | C15 | 602 | 78,80,000 | 7,88,000 | 1,00,000 |
| 20 | G | C16 | 769 | 1,00,60,000 | 10,06,000 | 3,00,000 |
| 21 | G | D07 | 754 | 98,70,000 | 9,87,000 | 3,00,000 |
| 22 | G | D12 | 639 | 83,60,000 | 8,36,000 | 3,00,000 |
| 23 | G | D14 | 637 | 83,40,000 | 8,34,000 | 3,00,000 |
| 24 | G | D20 | 637 | 83,40,000 | 8,34,000 | 3,00,000 |
| 25 | G | C03 | 364 | 47,70,000 | 4,77,000 | 1,00,000 |
| 26 | G | D23 | 1,015 | 1,32,80,000 | 13,28,000 | 3,00,000 |
| 27 | G | D01 | 297 | 38,90,000 | 3,89,000 | 1,00,000 |
| 28 | G | D21 | 528 | 69,10,000 | 6,91,000 | 1,00,000 |
| 29 | G | A14 | 1,125 | 1,47,20,000 | 14,72,000 | 3,00,000 |
| 30 | 1 | B109 | 488 | 53,20,000 | 5,32,000 | 1,00,000 |
| 31 | 1 | B110 | 488 | 53,20,000 | 5,32,000 | 1,00,000 |
| 32 | 1 | C105 | 368 | 40,20,000 | 4,02,000 | 1,00,000 |
| 33 | 1 | D103 | 485 | 52,90,000 | 5,29,000 | 1,00,000 |
| 34 | 1 | D104 | 517 | 56,40,000 | 5,64,000 | 1,00,000 |
| 35 | 1 | D112 | 489 | 53,40,000 | 5,34,000 | 1,00,000 |
| 36 | 1 | A105 | 368 | 40,20,000 | 4,02,000 | 1,00,000 |
| 37 | 1 | A116 | 486 | 53,00,000 | 5,30,000 | 1,00,000 |
| 38 | 1 | B102 | 522 | 57,00,000 | 5,70,000 | 1,00,000 |
| 39 | 1 | E111 | 890 | 97,10,000 | 9,71,000 | 3,00,000 |
| 40 | 1 | E112 | 888 | 96,90,000 | 9,69,000 | 3,00,000 |
| 41 | 1 | D105 | 517 | 56,40,000 | 5,64,000 | 1,00,000 |
| 42 | 1 | D106 | 439 | 47,90,000 | 4,79,000 | 1,00,000 |
| 43 | 1 | D107 | 439 | 47,90,000 | 4,79,000 | 1,00,000 |
| 44 | 1 | D109 | 440 | 48,00,000 | 4,80,000 | 1,00,000 |
| 45 | 1 | D110 | 441 | 48,10,000 | 4,81,000 | 1,00,000 |
| 46 | 1 | E103 | 1,437 | 1,56,70,000 | 15,67,000 | 3,00,000 |
| 47 | 1 | E106 | 808 | 88,10,000 | 8,81,000 | 3,00,000 |
| 48 | 1 | E101 | 1,248 | 1,36,10,000 | 13,61,000 | 3,00,000 |
| 49 | 1 | A119 | 488 | 53,20,000 | 5,32,000 | 1,00,000 |
| 50 | 2 | D213 | 464 | 45,60,000 | 4,56,000 | 1,00,000 |
| 51 | 2 | D215 | 505 | 49,60,000 | 4,96,000 | 1,00,000 |
| 52 | 2 | A218 | 488 | 47,90,000 | 4,79,000 | 1,00,000 |
| 53 | 2 | A219 | 488 | 47,90,000 | 4,79,000 | 1,00,000 |
| 54 | 2 | D204 | 488 | 47,90,000 | 4,79,000 | 1,00,000 |

| Sr. No. | Floor | Unit Number | Carpet Area | Reserve Price | Earnest Money Deposit | Incremental value |
|--------------|-------|-------------|---------------|---------------------|-----------------------|-------------------|
| | | | (Sq. Ft.) | (RP) | (10% of RP) | (Amt. in INR) |
| 55 | 2 | D205 | 488 | 47,90,000 | 4,79,000 | 1,00,000 |
| 56 | 2 | C217 | 368 | 36,20,000 | 3,62,000 | 1,00,000 |
| 57 | 3 | A307 | 603 | 55,90,000 | 5,59,000 | 1,00,000 |
| 58 | 3 | A306A | 917 | 85,00,000 | 8,50,000 | 3,00,000 |
| 59 | 3 | F301 | 2,448 | 2,26,90,000 | 22,69,000 | 3,00,000 |
| 60 | 3 | B314 | 324 | 30,10,000 | 3,01,000 | 1,00,000 |
| 61 | 3 | A309 | 489 | 45,40,000 | 4,54,000 | 1,00,000 |
| 62 | 4 | 401 | 19,666 | 15,00,70,000 | 1,50,07,000 | 5,00,000 |
| 63 | 4 | 404 | 17,207 | 10,45,80,000 | 1,04,58,000 | 5,00,000 |
| Total | | | 75,306 | 70,20,20,000 | 7,02,02,000 | |

| | |
|--------------------------------------|---|
| Date of Inspection of Secured Assets | 02/06/2023 11:00 AM to 3:00 PM (EARC has symbolic possession of the units) |
| Last Date of Submission of Bid | Before 3.00 PM on 07/06/2023 |
| eAuction Portal / Helpdesk | https://edelweissarc.auctiontiger.net / 099785 91888 / 092655 62818 |
| Date & time of e-Auction | 08/06/2023 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each |

Description of Secured Assets put for Auction

63 Individual Units admeasuring carpet area of 75,306 Sq. Ft. in total in 'Magnet Mall' also known as 'Eastern Business District' situated at Bhandup on land bearing CTS No. 372, 372/1-65, village Kanjur, Taluka Kurla, 'S' ward, L. B. S. Marg, near Mangatram petrol pump, Bhandup (West), Mumbai – 400 078 (as per Deed of Mortgage dated 31 July 2014 and indenture of mortgage dated 30 October 2015) bounded as follows –

North: Janta Market Road; **South:** Mangatram Petrol Pump; **East:** L. B. S. Road; **West:** Quarry Road together with all erections, fixtures, and fittings there on and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

For detailed about the terms and conditions of the sale, please refer to the link provided in the Secured Creditor's website i.e. www.edelweissarc.in

The interested bidders may remit the Earnest Money Deposit to the bank account of EARC, details are given below:

| | |
|---------------|--|
| Bank | IDBI Bank |
| A/c Name | Edelweiss Asset Reconstruction Company Ltd |
| A/c No. | 0004103000054719 |
| IFSC Code No. | IBKL0000004 |
| Branch | Mittal Court, Nariman Point |

Before submitting the bids, prospective bidders are advised to visit the websites mentioned above and go through the bid document containing the detailed terms and conditions of the E-auction.

Date: 17/06/2023
Place: Mumbai

Authorized Officer
For Edelweiss Asset Reconstruction Company Limited
+91 8879174538