

जिल्हाधिकारी व जिल्हादंडाधिकारी मुंबई शहर यांचे कार्यालय
OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE MUMBAI CITY
ओल्ड कस्टमहाउस, शहिद भगतसिंग मार्ग, फोर्ट, मुंबई ४००००९
OLD CUSTOM HOUSE, SHAHID BHAGAT SING MARG, FORT, MUMBAI
Office Contact - 022/22625034 Email :- gdrldrmumbaicity@gmail.com

No.REV/GDR/T-4/Public A./11/2018-19/107

Date : 01/07/2019

Auction Sale Notice

(LA Member II, MahaRERA, Mumbai, RRC dated 07/09/2018 and Hon. High Court Order Dt. 12th December 2018)


Whereas Shri./Smt/M/s **Shree Ram Urban Infrastructure Ltd., Shree Ram Mills Premises, Ganpatrao Kadam Marg, Lower Parel, Near Worli Naka, Mumbai-400013** has failed after due process to discharge of Rs. 24,63,86,601/- as on 30.06.2018 (as per MahaRera Order) (Rs. Twenty Four Crore Sixty Three Lakh Eighty Six Thousand Six Hundred One only) an amount of which was certified by **LA Member II, MahaRERA, Mumbai** Also an amount towards notice Fee Rs. 02 and Warrant fee Rs.10= Rs.12 making total amount Rs. 24,63,86,613/- (Rs. Twenty Four Crore Sixty Three Lakh Eighty Six Thousand Six Hundred Thirteen only) is due from defaulter.

Notice is hereby given Under section 267 of Maharashtra Land Revenue Code 1966, that the property described in the schedule hereunder belonging to the above name defaulters which has been attached will be sold by Public Auction in lots by the Tahsildar Govt. Dues Recovery, Mumbai City or his representative nominated on behalf , on **25 day of July 2019** Morning 11.00 am at **Resident Deputy Collector Office, Mumbai City, 1st Floor, Old Custom House, Fort, Mumbai-400001** for realization of the amount involved. The conditions of the sale are available at the office of the Collector of Mumbai City, Old Custom House, Shahid Bhagatsingh Marg, Fort, Mumbai 400 001 on any working day during office hours. as well as on the website of Collector, Mumbai City Office www.mumbaicity.nic.in The sale will be subject to confirmation by Hon. Collector Mumbai City.

SCHEDULE

The Right, Title and Interest of Shri./Smt. **Shree Ram Urban Infrastructure Ltd., Shree Ram Mills Premises, Ganpatrao Kadam Marg, Lower Parel, Near Worli Naka, Mumbai-400013** (Cadastral Survey No.2/289 Area in 3046.00 Sq.Meters) along with its goodwill and tenancy rights.

Given under my hand and seal this **01 day of July 2019**


**Resident Deputy Collector
Mumbai City**

1. Copy forwarded to the Manager, Government Central Press, Charni Road, Mumbai 400 004 for publication of the above Notice of Sale in Maharashtra Government Gazette of **day of July 2019**. So as to keep statutory period of 15 days between the date of publication and the date of sale as provided in the Act, Twenty Five (25) Printed copies of this notice may please be supplied to this office immediately, after its publication for giving wide publicity to the sale.

2. **Shri- Shree Ram Urban Infrastructure Ltd., Shree Ram Mills Premises, Ganpatrao K Marg, Lower Parel, Near Worli Naka, Mumbai-400013**
3. To be exhibited on Hon'Collector Office , Mumbai City Notice Board.
4. To be exhibited on **LA Member II, MahaRERA, Mumbai**
5. To be exhibited on Govt.Dues Recovery Branch.
6. To be exhibited on conspicuous place of the premises.
7. Revenue Inspector ward.

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क्र.आरईव्ही/जीडीआर/टे-४/जा.लि./श्री राम अर्बन/२०१८-१९/१७९

दिनांक- ०६/०६/२०१९

०१/०७/२०१९

जाहीर लिलावाची नोटिस

सर्व नागरीकांस जाहीर सूचित करण्यात येते की खालील वर्णनाची मिळकत जेथे आहे जशी या तत्वावर आहे त्या स्वरूपात जाहीर लिलावाद्वारे विकण्याची आहे.

LA Member II, MahaRERA, Mumbai यांचेकडील महसूल वसुली प्रमाणपत्र क्र.MahaRERA/LA/RW/806/2018, Dt-07/09/2018 अन्वये **Shree Ram Urban Infrastructure Ltd., Shree Ram Mills Premises, Ganpatrao Kadam Marg, Lower Parel, Near Worli Naka, Mumbai-400013** यांचेकडून रक्कम रु. 24,63,86,601/- as on 30.06.2018 (as per MahaRera Order) वसूल करणेबाबत कळविण्यात आले होते. मा. उच्च न्यायालय, मुंबई यांचे Company Application (L) No. 686 of 2018 मधील दि.12.12.2018 रोजीच्या आदेशानुसार प्रकरणी सुनावणी ठेवण्यात येऊन मा. जिल्हाधिकारी, मुंबई शहर यांच्या पारित आदेशान्वये थकबाकीदार यांची Cadastral Survey No.2/289 Area in 3046.00 Sq.Meters (open Plot) सदरची मालमत्ता दि.24/04/2019 रोजी जप्त करण्यात येऊन ऑफिसअल लिक्विडेटर, मा. उच्च न्यायालय, मुंबई यांस दिनांक 13/06/2019 रोजी अहवाल सादर करण्यात आला होता.

LA Member II, MahaRERA, Mumbai यांचे दि.07.09.2018 व मा. उच्च न्यायालय, मुंबई यांचे दि. 12.12.2018 रोजीच्या आदेशान्वे थकबाकीदार यांचेकडून थकीत रक्कम वसुलीची कार्यवाही करावयाची असल्याने उक्त जप्त करण्यात आलेली मालमत्ता जाहीर लिलाव करून विक्री करणे आवश्यक आहे. सबब महाराष्ट्र जमिन महसूल अधिनियम 1966 मधील तरतुदीनुसार खालील नमुद मालमत्ता जाहीर लिलावाद्वारे विक्री करण्यात येणार आहे.

तरी सर्व नागरीकांस कळविणेत येते की, दिनांक 25/07/2019 रोजी सकाळी 11.00 वा. खालील नमुद तक्त्या मधील मिळकत जशी आहे त्या स्थितीत जाहीर लिलावाद्वारे विक्री करण्यात येत आहे. सदरचा जाहीर लिलाव निवासी उपजिल्हाधिकारी, जिल्हाधिकारी कार्यालय, मुंबई शहर, 1 ला मजला, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई-400001 येथे होणार आहे याची नोंद घ्यावी.

क्रमांक	ज्या मिळकतीचा लिलाव करावयाचा आहे त्या इमारतीचे नाव व पत्ता.	मालकी हक्काचा प्रकार	अंदाजे किंमत
1	Shree Ram Urban Infrastructure Ltd., Shree Ram Mills Premises, Ganpatrao Kadam Marg, Lower Parel, Near Worli Naka, Mumbai-400013 Cadastral Survey No.2/289 Area in 3046.00 Sq.Meters (open Plot)	मोकळी जागा	47,42,62,500/-

थकबाकीदार हे वरील मिळकतीचे मालक आहेत. बोली लावणारे व्यक्ती बोलीत यशस्वी झाल्यास 25 टक्के रक्कम त्यांना तात्काळ शासनाकडे भरणे करावी लागेल. लिलावाची मालमत्ता स्वताच्या नावावर

करून घेण्याची संपुर्ण जबाबदारी बोली लावणाऱ्या व बोलीत यशस्वी झालेल्या व्यक्तीची असेल. सदरच्या लिलावाच्या अटी व शर्ती, लिलावात सहभागी होणाऱ्या व्यक्तीने करावयाच्या Annexure-I मध्ये नमुद अज नमुना जिल्हाधिकारी कार्यालयाच्या www.mumbaicity.nic.in या वेबसाईट वर प्रसिध्द करण्यात आला आह याची संबधितांनी नोंद घ्यावी.



(Signature)
12/12/19
(संपत डावखर)
निवासी उपजिल्हाधिकारी

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OLD CUSTOM HOUSE . SHAHID BHAGAT SING MARG, FORT, MUMBAI 400 001
Office Contact 022/22660235 Email:- gdrldrmumbaicity@gmail.com

No. REV/GDR/T-4/11/Auction Sale/2018-19/109

Date :- 01/07/2019

The Terms and Conditions of the Auction Sale

- 1) The auction sale shall be subject to the orders of LA Member II, MahaRERA, Mumbai, RRC , dated 07th September 2018 in Section 40(1) of Real Estate (Regulation and Development)Act,2016 and Hon. High Court Order Dt.12th December 2018 to the following further conditions.
- 2) Property will not be sold below Reserve price mentioned below.

Brief details of Auction :- Property

Land – Shree Ram Urban Infrastructure Ltd., Shree Ram Mills Premises, Ganpatrao Kadam Marg, Lower Parel, Near Worli Naka, Mumbai-13 (Cadastral Survey No. 2/289, Area in 3046.00 Sq. Meters)

Office Address for conducting auction with date & time	Address :- Office of the Resident Deputy Collector, Mumbai City, 1 st Floor, Old Customs House, Fort, Mumbai-400001 Date :- 25/07/2019 Time :- 11.00 A.M.
Reserved Price	Rs.47,42,62,500/- (Rupees Forty Seven Crore Forty Two Lakh Sixty Two Thousand Five Hundred Only)
Earnest Money Deposit	Rs.4,74,26,250/- (Rupees Four Crore Seventy Four Lakh Twenty Six Thousand Two Hundred Fifty Only.)
EMD Remittance	Deposited through RTGS/NEFT/FUND Transfer to the credit of account of Collector, Mumbai City RRC Govt. Dues, RESERVE BANK OF INDIA, Fort, Mumbai A/c No.6184324020 IFSC Code-RBIS0MBPA04
Bid Multiplier	Rs.1,00000/- (Rupees One Lakh Only)
Inspection of Property	From 22/07/2019 to 24/07/2019 10 am to 1 pm on prior appointment of this office in presence of this office representative.
Last date for submission of application for BID with EMD	Application Form :- Annexure-I

- 3) Participants in the auction shall pay earnest money deposit (EMD) as follows:-
Rs.4,74,26,250/- (Rupees Four Crore Seventy Four Lakh Twenty Six Thousand Two Hundred Fifty Only) with Tahsildar GDR before taking part in the Auction Sale. The EMD for Property should be deposited through RTGS/NEFT/FUND Transfer to the credit of account of "Collector, Mumbai City RRC Govt.Dues, RESERVE BANK OF INDIA, Fort, Mumbai A/c No.6184324020 IFSC Code-RBIS0MBPA04 on or before 20/07/2019,

05.00 P.M. The EMD amount paid by the successful bidder shall be adjusted with the final bidding amount. The Successful bidder has to note that non-payment of balance amount within thirty days of winning bid EMD shall stand forfeited and ultimately bidder will lose his claim of bid.

4) EMD deposited by the unsuccessful bidder shall be refunded to them by way of RTGS/NEFT/FUND Transfer. No. interest will be paid on EMD amount.

5) Participants interested in bidding should submit separate envelope with KYC documents along with EMD to the Tahsildar GDR. On top of the envelope mention property details and Advt. Number.

6) The bidders should submit a copy of the following documents with application.

- a) RTGS/NEFT/Fund Transfer acknowledgment receipt thereof with UTR No.
- b) Photocopies of PAN card, ID Proof and Address Proof.
- c) bidder's account details for online refund of EMD.
- d) Address for correspondence with pin code & phone number.

7) As per order of Hon'ble Supreme Court, if any purchaser wish for inspection of properties it will given in presence of this office representative from 22 /07/2019 to 24 /07/2019

8) Auction shall be conducted on 25 /07/2019 at the office of the Resident Deputy Collector, Mumbai City, 1st Floor, Old Customs House, Fort, Mumbai-400001 at 11.00 a.m.

9) The auction sale report will be submitted to the LA Member II, MahaRERA, Mumbai.

10) The successful bidder shall bear the applicable stamp duties/addl. Stamp duty/transfer charges, other Government charges/ duties fees etc. in the subjected auction property.

11) From the date of seize of property till handing over possession to successful bidder/ purchaser, the property tax of municipal corporation, water tax, electricity charges, telephone bill, arrears of society charges as well as any other arrears of seized property shall be payable from the amount paid by succesfull bidder/ purchaser as per the decision of Hon'ble supreme court's order dt.11/05/2010. Bidder has to pay the various outstanding amount payable before the seized of property i.e. dated 24.04.2019 & also have to pay the various outstanding amount after taking possession mentioned hereinabove.

12) All expenses of auction procedure shall be debited from the amount received from auction sale amount or from balance amount.

13) Auction would commence at Reserve Price.

14) Resident Deputy Collector, reserves the right to postpone/cancel or vary the terms and conditions of the auction without assigning any reason thereof.

15) Every bidder submitting their bids undertakes to abide by the any additional terms and conditions as would be laid down by the RDC Mumbai City from time to time.

16) The auction process will be monitored by the LA Member II, MahaRERA, Mumbai, The final report of the auction sale will be submitted to the LA Member II, MahaRERA, Mumbai The auction sale will be subject to confirmation by LA Member II, MahaRERA, Mumbai

17) Winner of the auction has to deposit the remaining auction money to the undersigned within 30 days period from the date of auction, failing which will be liable for strong legal action.

18) Contact Person :-

Shri. Santosh Dete, Ph. No. 022-22660235 & Mobile No.9920396997

Place :- Mumbai

Date :- 06/2019

01/07/2019



Sampat Davkhar
1.7.2019

(Sampat Davkhar)
Resident Deputy Collector
Mumbai City

Annexure-I

Application from No.1 for Auction Sale of Land- M/s Shree Ram Urban Infrastructure Ltd., Shree Ram Mills Premises, Ganpatrao Kadam Marg, Lower Parel, Near Worli Naka, Mumbai-400013 (Cadastral Survey No.2/289 Area in 3046.00 Sq.Meters)

To,

Resident Deputy Collector
Mumbai City

Applicant Self
attested Passport
Photo

- 1) Full Name of Applicant :-
- 2) Full Address of Applicant :-
- 3) Telephone No./Mobile No. :-
- 4) Present Business of Applicant:-
- 5) The details of EMD,RTGS/
NEFT/FUND Transfer :-
- 6) PAN Number :-
- 7) Aadhar Card No. :-
- 8) Email ID :-
- 9) Bank Details for refund of EMD:-
- 10) I/We herby accept the terms & Conditions of auction sale and shall abide by them.

Place:-

Date:-

Applicants Signature with Stamp