

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 and/or Guarantor(s) and/or Mortgagors and/or other mortgagor(s) that the below described immovable property mortgaged/charged to JM Financial Asset Reconstruction Company Limited (formerly known as JM Financial Asset Reconstruction Company Private Limited), acting in its capacity as trustee of JMFARC – Gelatine March 2014 -Trust (the “**Secured Creditor**”), the physical possession of which has been taken by JMFARC on 01.06.2018, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on September 28, 2022 between 11 AM to 12 PM for recovery of Rs.57,21,13,945/- as on 28.02.2018 [present dues being Rs. 79,20,66,842/- (Rupees Seventy Nine Crore Twenty Lakh Sixty Six Thousand Eight Hundred Forty Two only) as on 31.05.2022] along with further interest and other charges thereon due to the Secured Creditor from **Unique Proteins Private Limited (“Borrower”), Sterling International Enterprises Limited, PMT Engineering Limited (“Mortgagor(s)”)**, **Mr. Chetan J. Sandesara, Mr. Nitin J. Sandesara, Mrs. Dipti C. Sandesara, Blue Mark Mercantile Private Limited (“Guarantors”)** and, **Intense Consultancy Services Pvt. Ltd., Yogi Consultancy Services Pvt. Ltd., Nishant Consultancy Services Pvt. Ltd., Saika Consultancy Services Pvt. Ltd., Triangle Investment Company Pvt. Ltd. and PMT Machines Ltd. (“other mortgagors”)**. Detailed description of the property, its Reserve Price and Earnest Money Deposit is as given below:

Lot No:	Description of the Property	Reserve Price	Earnest Money Deposit
1.	<p>All that non agriculture lands bearing R. Survey No.277/3-4-5-6, final plot no.214 adm. 964.07 sq. mtrs equivalent to 10373.388 sq. ft. out of the total plot 3563.57 sq. mtrs. equivalent to 38344 sq. ft. of Village Mauje Akota, Registration Sub- District Akota Taluka & District Vadodara in the state Gujarat together with building and structures constructed/to be constructed thereon in the name of Sterling International Enterprises Limited</p> <p>On the North: the plot admeasuring 28000 Sq. Ft. & thereafter open plot & AVISKAR Complex thereafter</p> <p>On the South: FP No.83 of TP S No.1</p> <p>On the East: 40 Feet Road</p> <p>On the West: plot No.7 owned by Sahaj Developers & thereafter Old Padra Road</p>	Rs. 7,26,13,730/-	Rs.72,60,000/-



JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

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<p>2. All that piece and parcels of consolidated Non Agricultural Land Area 42733 sq. mtrs. or thereabouts bearing (1) Revenue Survey No.93 Paiki 1 admeasuring 8308 sq. mtrs. (2) Revenue Survey No.94 Paiki 1 admeasuring 11146 sq. mtrs. (3) Revenue Survey No.95 Paiki 1 admeasuring 11745 sq. mtrs. (4) Revenue Survey No.100 admeasuring 2833 sq. mtrs. (5) Revenue Survey No.102 admeasuring 8701 sq. mtrs. lying being and situated in Village Mauje Kadachala, Taluka; Halol and District Panchmahal with right of way from Revenue Survey No. 91 together with building and structure constructed/to be constructed thereon in the name of PMT Engineering Limited On or towards the North: By lands of Survey No.103, 99 & 96 On or towards the South: By lands of Survey No.88, 89, 90 & 91 On or towards the East: By lands of Survey No.84, 85 & 96 On or towards the West: By lands of Survey No.91, 92</p>	<p>Rs. 2,56,39,800/-</p>	<p>Rs. 25,60,000/-</p>
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Encumbrances: Not Known to JMFARC (Secured Creditor)

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/Home/AssetsForSale> OR www.bankauctions.in.

Date: August 04, 2022
Place: Akota, Kadachala (Gujarat)



 Authorised Officer
 JM Financial Asset Reconstruction
 Company Limited acting in its capacity as
 trustee of
 JMFARC – Gelatine March 2014– Trust