

**APPENDIX IV-A [See proviso to rule 8(6)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES****Of M/s NAVI MUMBAI SMART CITY INFRASTRUCTURE LIMITED**

E-Auction Sale Notice for Sale of Immovable Secured 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"). That, Central Bank of India (hereinafter referred as "Assignor Bank") has assigned the debts of M/s Navi Mumbai Smart City Infrastructure Limited, formerly known as Mahakaleshwar Knowledge Infrastructure Private Limited (hereinafter referred as "the Borrower") together with underlying Securities in favour of Edelweiss Asset Reconstruction Company Limited acting in its capacity as the trustee of EARC Trust SC 35 (hereinafter referred as "EARC") vide Assignment Agreements dated June 30, 2014. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor Bank and therefore, exercises its rights as the secured creditor.

Subsequently, EARC, in its capacity as secured creditor had taken possession of the below-mentioned mortgaged property on February 02, 2017 under section 13(4) read with Rule 8 (1) of SARFAESI Act and Rules there under.

Notice is hereby given to the public in general and in particular to the Borrower and /Mortgagor(s)/Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the **Authorised Officer (AO) of Edelweiss Asset Reconstruction Company ("EARC") on February 02, 2017 will be sold on "As is where is", "As is what is", and "Whatever there is" on August 09, 2021, for recovery of Rs. 6,95,57,13,318/- (Rupees Six Hundred Ninety Five Crores Fifty Seven Lakhs Thirteen Thousand Three Hundred and Eighteen only) towards the dues of EARC as on February 28, 2021 from Borrower M/s Navi Mumbai Smart City Infrastructure Limited, formerly known as Mahakaleshwar Knowledge Infrastructure Private Limited and Guarantors Nikhil Gandhi, Sandesh Shelar, Sailesh More, Dipak Sakpal, Prashant Darekar, Pravin Bhosle and SKIL Infrastructure Limited.**

The reserve price and earnest money deposit along with the description of the immovable property shall be as follows:

Reserve Price Fixed (Rs in Cr)	Earnest Money Deposit (Rs in Cr)	Bid Increment	Date of E-Auction
194.00	19.40	0.10	August 09, 2021, 2:00 P.M to 4:00 PM

Description of Secured Assets put for Auction**A. Description of the Immovable Property mortgaged by M/s Navi Mumbai Smart City Infrastructure Limited (formerly known as Mahakaleshwar Knowledge Infrastructure Private Limited)**

S. No.	Particulars
1	<p>a. All that piece or parcel of 63-1A land comprised in survey no. 118/A2 and 308/A/1/A/2 lying being and situate at village Borgaon, Taluka Pen, District Raigad, Maharashtra</p> <p>b. All that piece or parcel of 63-1A land comprised in survey no. 118/A1 and 308/A/1/A/1 lying being and situate at village Borgaon, Taluka Pen, District Raigad, Maharashtra</p> <p>c. All that piece or parcel of 63-1A land comprised in survey no. 117/1/B lying being and situate at village Borgaon, Taluka Pen, District Raigad, Maharashtra</p> <p>In total a., b., and c. above amounting to an area of 129250 sq.mtrs i.e. ~32.3125 acres along with all the buildings and structures standing thereon constructed/ or under construction/or to be constructed and all plant and machineries attached to the earth or anything that is attached to the earth, both present and future</p>
2	<p>Survey Nos. 1/A, 1/A/3, 1/A/6, 1/A/7, 1/A/8, 1/A/17, 1/A/23, 1/A/34, 1/A/35, 1/A/46, 1/A/48, 1/A/57, 1/A/78, 1/A/89, 1/A/90, 1/A/94, 1/A/95, 1/A/98, 1/A/99, 1/A/127, 1/A/132, 1/A/135, 1/A/141, 1/A/147, 1/A/149, 1/A/150, 1/A/153, 1/A/154, 1/A/155, 1/A/265, 1/A/266, 1/A/267, 1/A/268, 1/A/269, 1/A/270, 1/A/271, 1/A/277, 1/A/278, 1/A/279, 1/A/284, 1/A/276, 4/A/1, 4/A/2, 4/A/3, 4/A/4, 4/A/5, 4/A/6, 4/A/7, 4/A/9, 4/A/10, 4/A/11, 4/A/12, 4/A/13, 4/A/14, 4/A/15, 4/A/16, 4/A/17, 4/A/18, 4/A/19, 4/A/20, 4/A/21, 4/A/22, 4/A/23, 4/A/24, 4/A/25, 4/A/26, 4/A/27, 4/A/28, 4/A/29, 4/A/30, 4/A/31, 4/A/32, 4/A/33, 4/A/34, 4/A/35, 4/A/36, 4/A/37, 4/A/38, 4/A/39, 4/A/40, 4/A/41, 4/A/42, 4/A/43, 4/A/44, 4/A/45, 4/A/46, 4/A/47, 4/A/50, 4/A/51, 4/A/52, 4/A/53, 21/1A/1, 21/1A/2, 21/1A/7, 21/1A/8, 21/1A/9, 21/1A/10, 21/1A/11, 21/1A/12, 21/1A/13, 21/1A/15, 21/1A/16, 11/1A/1, 11/1A/2, 11/1A/2, 11/1A/3, 11/1A/4, 11/1A/5, 11/1A/6, 11/1A/7, 11/1A/8, 11/1A/9, 11/1A/10, 11/1A/11, 11/1A/44, 11/1A/45, 11/1A/46, 11/1A/47, 11/1A/48, 11/1A/49, 11/1A/50, 11/1A/51, 11/1A/53 and 11/1A/55 total admeasuring ~99.97 acres lying situate at Village Virani, Taluka Pen, District Raigad, Maharashtra along with all the buildings and structures standing thereon constructed/ or under construction/or to be constructed and all plant and machineries attached to the earth or anything that is attached to the earth, both present and future</p>

B. Description of the Immovable Property mortgaged by Prashant Derkar, Pravin Bhosale, Sandesh Shelar, Dipak Sakpal and Sailesh More

Survey no 8/7, 10, 24/5, 25/4A, 25/4B, 25/4C, 25/4E, 26/5, 27/11, 30/11, 34/11, 39, 40/3 in village Shene, Taluka Pen, District Raigad, survey no 101/1, 117/1A in village Borgaon, Taluka Pen, District Raigad, survey no 173, 190 in village Ambeghar, Taluka Pen, District Raigad totally admeasuring Acres 59.62 along with all the buildings and structures standing thereon constructed/ or under construction/or to be constructed and all plant and machineries attached to the earth or anything that is attached to the earth, both present and future

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in/>

Dated : 02.07.2021

Sd/- Authorised Officer

Place : Mumbai

Edelweiss Asset Reconstruction Company Limited

Size - 8 x 23 Mumbai Edition