



STCI FINANCE LIMITED

(Formerly Securities Trading Corporation of India Limited)

Regd. Off.: A/B 1-802, A – Wing, 8th Floor, Marathon Innova, Marathon Nextgen Compound,
Off Ganpatrao Kadam Marg, Lower Parel (W), Mumbai 400013.

CIN: U51900MH1994PLC078303, Website: –www.stcionline.com

APPENDIX- IV-A
[See Proviso to Rule 8(6)]

PUBLIC NOTICE CUM E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI 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/Co-Borrower/Mortgagor/Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken on 10/08/2023 by the Authorised Officer of STCI Finance Limited, the Secured Creditor, will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and WITHOUT RECOURSE BASIS” on 25/04/2024 for recovery of aggregate amount of **Rs.45,71,13,394 (Rupees Forty Five Crore Seventy One Lakh Thirteen Thousand Three Hundred and Ninety Four Only)** as on 20/02/2024 along with further interest/additional interest at contractual rates and together with all costs, charges and expenses or any incidental charges till the date of payment and/or realization due to STCI Finance Limited, the Secured Creditor under Loan Account I from (1)Man Tubinox Limited (Borrower) and (2)Man Infraprojects Limited (Co–Borrower/Mortgagor) and under Loan Account II from (1)Man Infraprojects Limited (Borrower/Mortgagor) and (2)Man Tubinox Limited (Co–Borrower) and also under Loan Account I and Loan Account II from the guarantors viz. (1)Jagdish Mansukhani, (2) Anita Jagdish Mansukhani, and (3) Priyal Mansukhani (Limited Guarantee).

The details of the Immovable Properties, Reserve Price, Earnest Money Deposit, E-Auction, etc. are given below:

Mortgagor	Immovable Properties	Address of Immovable Properties	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increment Amount (Rs.)
Man Infraprojects Limited	Shop No.3 & Shop No.4	Man Excellenza The Prabhadeep Co-operative Housing Society Limited	17,90,00,000 (Rupees Seventeen Crore Ninety Lakh Only)	1,79,00,000 (Rupees One Crore Seventy Nine Lakh Only)	5,00,000 (Rupees Five Lakh Only)
	Office No.604	Vile Parle (West) Mumbai 400056	7,55,00,000 (Rupees Seven Crore Fifty Five Lakh Only)	76,00,000 (Rupees Seventy Six Lakh Only)	5,00,000 (Rupees Five Lakh Only)
Inspection Date and Time of Immovable Properties			19/04/2024 from 11:00 am to 5:00 pm		
Last Date for Submission of Bid Application Form			24/04/2024 till 05:00 pm		
E-Auction Date and Time			25/04/2024 from 11:00 am to 12:00 noon		
Contact Details			Authorised Officer 022 61425100		

For detailed terms and conditions of the sale, please refer to the link provided in STCI Finance Limited, Secured Creditor's website <https://www.stcionline.com> and portal of M/s e-Procurement Technologies Limited <https://sarfaesi.auctiontiger.net>

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrowers/Co-Borrowers/Mortgagor/Guarantors are hereby notified to pay the sum mentioned above within 30 days from the date of publication of this notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 failing which the Secured Creditor shall sell the Immovable Properties as per the provisions laid down in the SARFAESI Act and Rules including the Security Interest (Enforcement) Rules, 2002.

Date: 22/03/2024

Place: Mumbai

**sd/-
Authorised Officer
STCI Finance Limited**