



IDBI TRUSTEESHIP SERVICES LTD

CIN: U65991MH2001G0131154

Address: Gr Flr, Universal Insurance Bldg, Sir Phirozshah Mehta Rd., Fort Bazargate Mumbai Mumbai Mh 400001

APPENDIX IV-A [See proviso to rule 8(6)]

SALE NOTICE FOR AUCTION OF IMMOVABLE PROPERTIES

A/c - SKIL Shipyard Holdings Private Limited

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitizations 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, **IDBI Trusteeship Services Limited ("Debenture Trustee")**, are acting in its capacity as Debenture Trustee in trust and for the benefit of Debenture Holder viz. Edelweiss Asset Reconstruction Company Limited (Trustee of EARC Trust SC 428) ("EARC/Debenture Holder") under Debenture Trust Deed dated December 24, 2014 ["**Debenture Trustee Deed (DTD)**"] executed with **SKIL Shipyard Holdings Private Limited ("the Borrower/ the Issuer")**.

The debt of the Borrower together with underlying Security Interest has been assigned by Edelweiss Finvest Limited ("**EFL/ Assignor**") in favour of Edelweiss Asset Reconstruction Company Limited / Debenture Holder acting in its capacity as the trustee of EARC Trust SC 428 ("**EARC**") vide Assignment Agreement dated March 18, 2021. Pursuant to the said assignment, EARC has stepped into the shoes of the Assignor and therefore, exercises its rights as the secured creditor and sole Debenture Holder.

Subsequently, Debenture Trustee, acting on behalf of its sole Debenture Holder has taken possession of the below-mentioned mortgaged properties on April 29, 2022 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 i.e. SKIL Shipyard Holdings Private Limited (under CIRP) & RP of the Borrower i.e. Mr. Abhijite Gokhale, Nayroh-Goa Resort Private Limited, Silver-East Infrastructure Private Limited (f.k.a. Karanja Infrastructure Private Ltd.), Navi Mumbai Smart City Infrastructure Ltd., SKIL Infrastructure Limited, Montana Infrastructure Ltd., M/s. Metropolitan Industries, Mr. Bharat A. Shah, Soothing Trading Company Private Ltd., Nikhil Prataprai Gandhi & Bhavesh Prataprai Gandhi being the Personal Guarantor, Corporate Guarantor and Security Providers respectively to the Borrower, that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer ("**AO**") of Debenture Trustee, will be sold on "As is where is", "As is what is", "Whatever there is" and "No Recourse" basis on 16th September 2024 for recovery of Rs. 1,95,11,04,383/- (Rupees One Hundred Ninety- Five Crore Eleven Lakh Four Thousand Three Hundred Eighty Three Only) due and payable as on 31st March 2024 together with further interest and other expenses/costs thereon, from the **Borrower, Nayroh-Goa Resort Private Limited, Silver-East Infrastructure Private Limited (f.k.a. Karanja Infrastructure Private Ltd.), Navi Mumbai Smart City Infrastructure Ltd., SKIL Infrastructure Limited, Montana Infrastructure Ltd., M/s. Metropolitan Industries, Mr. Bharat A. Shah, Soothing Trading Company Private Ltd., Nikhil Prataprai Gandhi & Bhavesh Prataprai Gandhi.**

The reserve price along with the details of e-auction and description of the immovable property are as follows:
(in Rs.)

Reserve Price Fixed	Earnest Money Deposit	Date of Inspection	Date of Auction
Rs.43,00,00,000/-	Rs.4,30,00,000/-	04-09-2024	16-09-2024

Description of Secured Assets put for Auction

Description of the Property:- All those piece and parcel of land bearing Survey No.352 Sub Division No. 1, known as "Vatoriant" or "Vadutary" or "Vatorem" or "Vatorein" admeasuring 2,18,250 sq. mtrs., and situated within the limits of Village Pan-chayat of Loliem in Canacona Taluka, South Goa District, described in the Land Registration Office of Judicial Division of Quepem under Nos. 449, 450 and 455 at folios 316, 320 and 338 of Book-B and enrolled in the Taluka Revenue Office as a single property under Matriz No. 943 and bounded as under: **On or towards the East:** By Survey No. 351/1,7,19,6P and 6A, **On or towards the West:** By Arabian Sea, **On or towards the North:** By Survey No. 352/2 and 3; 355 and; **On or towards the South:** By Survey Nos. 347/2, 349/1 and a rivulet

For detailed terms and conditions of the sale, please refer to the link provided in IDBI Trusteeship Services Limited's web-site i.e. <https://idbitrustee.com/> Ms. Prasad Tilve, Contact No. 8097474625, E-mail: prasad.tilve@idbitrustee.com OR Ms. Khushboo Sikhwal, Contact No. 7062793111, E-mail: khushboo.sikhwal@edelweissarc.in

Date: _____
Place: Mumbai

Authorised Officer
For IDBI Trusteeship Services Limited

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