

By Speed Post/ Email

**Notice under proviso to Rule 8(6) and Rule 9(1) of Security Interest
(Enforcement) Rules, 2002**

Date: 12.11.2024

To,

**1. Samruddhi Milk and Water Agency (Borrower)
A Proprietorship Concern**

Office at:

1, 3-61, Maharashtra Housing Board,
Dindori Road, Near MICO Hospital,
Panchvati, Nashik – 422003.

2. Mangesh Sharad Bhosale (Co-Borrower)

Near MICO Dawakhana, Dindori Road, Building No.03,
Room No. 61, Maharashtra Housing Board,
Panchvati, Nashik – 422003.

3. Charulata Mangesh Bhosale (Co-Borrower)

Near MICO Dawakhana, Dindori Road, Building No.03,
Room No. 61, Maharashtra Housing Board,
Panchvati, Nashik – 422003.

Email: msbhosale2015@gmail.com
mangeshbhosale2015@gmail.com

....(hereinafter collectively referred to as “Borrowers”)

**REF: Loan Account No. HCF001TER00001000288 for an amount of
Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)
(Hereinafter referred to as “Loan Facility”)**

**SUB: Notice of 30 days in terms of Rule 9(1) of Security Interest
(Enforcement) Rules, 2002 For Sale of the immovable property
being:**



Corporate Office:

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western
Express Highway, Goregaon (E), Mumbai - 400063.

Tel: +91 22 4356 7100 | Fax: +91 22 4356 7266 | Toll-free number: 1800-270-7000
care.finance@adityabirlacapital.com | <https://finance.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat – 362 266

CIN: U65990GJ1991PLC064603



1. Bungalow, Ground + First Floor, Plot No.08, S.No. 238/4/8, Near Gajanan Maharaj Temple, Vrundavan, Nagar Mhasarul Shiwar, District – Nashik – 422004.
2. Comm Shop No.03, S.No. 161/2/1/1/1, Plot No.01, Near CDO Meri School, Ground Floor, Jay Gurudev Co.op. Housing Society Limited, Tarwala Nagar, Dindori Road, Nashik – 422104.
3. Plot No.05, S.No. 582+585, Behind Aappa Dhaba, Shinde, Shiwar, Off Nashik Pune Highway, Mauje Shinde, Nashik – 422102.

(hereinafter referred to as “immovable property/ Secured Asset”).

Sirs/Ma'am,

1. This is with reference to our notice dated **19.02.2024** issued to your good self-giving a notice of 30 days under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 and Section 13(8) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) wherein we called upon you to redeem the above-mentioned Secured Asset by exercising your rights under Section 13(8) of the SARFAESI Act, 2002. Vide the said notice, we called upon you to pay a sum of **Rs.1,81,65,904.92 (Rupees One Crore Eighty One Lakhs Sixty Five Thousand Nine Hundred Four and paise Ninety Two Only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till **19.02.2024** with all costs, charges and expenses incurred by it prior to the date of publication of public notice for transfer of the Secured Asset by any one mode as contemplated under the Act. That you had failed to exercise your rights under Section 13(8) of the SARFAESI Act, 2002.
2. That after availing the aforesaid loan, the Borrower/ Co-Borrowers/ Mortgagees committed default in repayment of the loan amount and in view of the continuous default of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), the loan account of the Borrower was classified as **Non-Performing Asset (NPA) on 13.06.2023** in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, a demand notice dated **20.06.2023** U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon the



Borrowers/Co-Borrowers/ Mortgagor but they failed to make the payment of demanded amount i.e. **Rs.1,56,40,992.97 (Rupees One Crore Fifty Six Lakhs Forty Thousand Nine Hundred Ninety Two and paise Ninety Seven Only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till **19.06.2023** within 60 days of the receipt of the said notice and as such the secured creditor has taken physical possession of the secured asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.

4. That, the Secured Creditor has decided that the Secured Assets may be put to sale in accordance with Rule 8(5) by holding public auction through e-auction mode. It is stated that the Authorized Officer has obtained valuation of the above-mentioned secured asset from an approved valuer and in consultation with the secured creditor, had fixed the Reserve Price of the secured assets, the details of which are given below:

Description of the Immovable Properties	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
1. Bungalow, Ground + First Floor, Plot No.08, S.No. 238/4/8, Near Gajanan Maharaj Temple, Vrundavan, Nagar Mhasarul Shiwar, District - Nashik - 422004.	9,49,845	94,98,450
2. Comm Shop No.03, S.No. 161/2/1/1/1, Plot No.01, Near CDO Meri School, Ground Floor, Jay Gurudev Co.op. Housing Society Limited, Tarwala Nagar, Dindori Road, Nashik - 422104.	1,76,250	17,62,500
3. Plot No.05, S.No. 582+585, Behind Aappa Dhaba, Shinde, Shiwar, Off Nashik Pune Highway, Mauje	5,32,278.30	53,22,783



Shinde, Nashik - 422102.		
Total	16,58,373.3	1,65,83,733

5. That the secured creditor has decided that the secured assets may be put to sale, by holding a public auction through E-auction mode on **20.12.2024** at a Reserve Price and Earnest Money Deposit Amount, the details of which are mentioned in clause 4 herein above.
6. The date for inspection of the said asset is fixed from **02.12.2024 till 06.12.2024** between 11:00 a.m. to 5:00 p.m. The offers for the said Property should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS at the Earnest Money Deposit on/before **19.12.2024** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
7. That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured assets shall be put to sale, by holding public auction through E-Auction mode on "**As is where is**", "**As is what is**", and "**Whatever there is**" after 30 clear days from this notice on 20.12.2024
8. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which is also being published in two leading newspapers on **13.11.2024** including one in vernacular language having wide circulation at Nashik.
9. The detailed terms and conditions of E-Auction has been uploaded on website <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

For Aditya Birla Finance Limited

(Authorized Officer)

