

By Speed Post/ Email

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

Date: 10.07.2024

- 1. Alexis Business Solutions Private Limited**
Dream Aakruti, Wing- A, 9th Floor,
Flat No. 1001, Hadapsar,
Pune- 411028
- 2. Harishchandra Singh**
Manananda Singh Chawl, Dindoshi Pada,
Western Express Highway,
Near Atlanta Manor,
Pathanwadi, Malad (East),
Mumbai- 400097
- 3. Haribansh Singh**
Manananda Singh Chawl, Dindoshi Pada,
Western Express Highway,
Near Atlanta Manor,
Pathanwadi, Malad (East),
Mumbai- 400097
- 4. Sarita Singh**
A-3, 403, Rakshak Nagar, Gold Society,
Near Zensar IT Park, Kharadi, Pune City,
Dukirkline, Pune- 411014
Maharashtra

.....(hereinafter collectively referred to as '**Borrower/s, Co-Borrower's**')

SUB: Loan Account Nos. 80001794, 80002610 and 80003575

REF: SALE NOTICE DATED 12.07.2023

Sir/ Madam,

1. This is with reference to the earlier Sale Notice dated **12.07.2023** giving a notice of 30 days under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002 for sale of secured asset i.e. All that part and parcel of the mortgaged property, being

FLAT NO- 401, BUILDING NUMBER- 17C, 4TH FLOOR, NEW DINDOSHI PARIJAT CHSL, NEW MHADA COLONY, OFF. FILM CITY, CTS NO. 827E OF VILLAGE MALAD (EAST), GOREGAON EAST, MUMBAI- 400097.

Hereinafter referred to as "**Secured Asset**".

2. That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the

Aditya Birla Finance Limited

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

Tel: +91 22 4356 7100 | Toll-free no.: 1800-270-7000
care.finance@adityabirlacapital.com | <https://finance.adityabirlacapital.com>



Registered Office:

Indian Rayon Compound,
Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603



intertek

relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).

3. That thereafter, a demand notice dated 23.06.2021 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount i.e. **1,40,79,110.41 (Rupees One Crore Forty Lakhs Seventy-Nine Thousand One Hundred Ten and paise Forty-One Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on **10.06.2021** within 60 days 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 thereafter, the Authorized Officer has obtained valuation of the secured asset from an approved valuer and in consultation with the secured creditor, had fixed the reserve price of the secured asset at **Rs.75,84,000/- (Rupees Seventy-Five Lakhs Eighty-Four Thousand Only)**
5. That based on the commercial understanding, the secured creditor had put up the secured asset on sale, by holding an E- Auction of the said secured asset on **18.08.2023** at a reserve price of **Rs.75,84,000/- (Rupees Seventy-Five Lakhs Eighty-Four Thousand Only)**. It is stated that the said E-Auction was conducted on 18.08.2023, however, the said E-auction failed due to lack of bids.
6. The secured creditor has decided that the secured asset may be put to sale for the second time at the Reserve Price of **Rs.61,50,000/- (Rupees Sixty-One Lakhs Fifty Thousand Only)**, by holding an E-Auction of the secured asset on **30.07.2024**.
7. The date for inspection of the said secured asset is fixed from **15.07.2024 to 19.07.2024 between 11:00 a.m. to 5:00 p.m.** The offers for the said secured asset should reach the office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit of **Rs. 6,15,000/- (Rupees Six Lakhs Fifteen Thousand Only)** on/before **29.07.2024** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
8. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to 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 15 clear days from this notice on **30.07.2024**.
9. That since the sale of secured assets will be affected by holding E-Auction, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which has been published in two leading newspapers on 10.07.2024 including one in vernacular language having wide circulation at Mumbai.
10. The detailed terms and conditions of E-Auction is available 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)



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