Aditya Birla Finance Ltd.



By Speed Post/ Email

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

Date: 25.11.2024

To,

Csango Industries Private Limited

15th Road, Near Agarwal Nurshing Home, Narang Manor, Plot No 96-B, TBS-III, Ground Floor Mumbai, Maharastra-400050

Flat No- 3A &3B On 3rd Floor, Narang Manor, 15th Road Bandra (W) **Csango Industries Private Limited** Mumbai-400050 And Flat No 4A & 4B on 4th Floor,

2 Pacific Link Exports Industries Pvt. Ltd.

Mumbai, Maharastra-400050 15th Road, Near Agarwal Nurshing Home, Narang Manor, Plot No 96-B, TBS-III, Ground Floor

Pacific Link Exports Industries Pvt. Ltd.

Flat No- 3A &3B On 3rd Floor, Mumbai-400050 Narang Manor, 15th Road Bandra (W) And Flat No 4A & 4B on 4th Floor,

Mr. Rakesh Bothra through its Interim Resolution Professional

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Narang Developers Pvt.Ltd.

119, 1st Floor, Vinay Bhavya Complex, 159, CST Road, Kalina

Tel: +91 22 4356 7100 | Toll-free no.: 1800-270-7000 care.finance@adityabirlacapital.com | https://finance.adityabirlacapital.com Aditya Birla Finance Limited 10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway, Goregaon (East), Mumbai - 400063.







CIN: U65990GJ1991PLC064603

Santacruz East, Mumbai, Maharashtra- 400098

Also at

Narang Manor, Plot No 96-B, TBS-III, Ground Floor 15th Road, Near Agarwal Nurshing Home, Mumbai,Maharastra-400050

4. Bombay Isle Developers Pvt. Ltd.

Narang Manor, Plot No 96-B, TBS-III, Ground Floor 15th Road, Near Agarwal Nurshing Home, Mumbai,Maharastra-400050

5. Shree Balaji Homes Pvt. Ltd.

Narang Manor, Plot No 96-B, TBS-III, Ground Floor 15th Road, Near Agarwal Nurshing Home, Mumbai,Maharastra-400050

6. Amarchand Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor 15th Road, Near Agarwal Nurshing Home, Mumbai,Maharastra-400050

7. Amit Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor 15th Road, Near Agarwal Nurshing Home, Mumbai,Maharastra-400050

8. Gunit A Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor 15th Road, Near Agarwal Nurshing Home, Mumbai,Maharastra-400050

9. Mona A Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor 15th Road, Near Agarwal Nurshing Home, Mumbai,Maharastra-400050



.......hereinafter collectively referred to as Borrowers/Co- Borrowers)

SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION RULES, 2002 ("THE SARFAESI RULES"). READ WITH PROVISO TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE SARFAESI ACT, 2002") AND RECONSTRUCTION 유 FINANCIAL ASSETS

REF: LOAN ABFLMUMLAP0000038261 ACCOUNT **NUMBER(S)** 1 ABFLMUMLAP0000003433 20

Sir/ Madam,

Ë This is with reference to our earlier Sale Notice dated 31.08.2024 giving a notice of 15 sale of the secured asset i.e. All that part and parcel of the mortgaged property, being days under proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 for "Flat No 4A & 4B on 4th Floor, Narang Manor, 15th Road, Bandra (W) Mumbai-

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

- 2 Reserve Bank of India (RBI). as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by classification issued by Reserve Bank of India (RBI), your loan account(s) was classified period stipulated under the relevant applicable guidelines/circulars for asset defaults in repayments and in view of the continuous defaults of more than the time That after availing the aforesaid loans you the above-named addressees committed
- ώ (Rupees One Crore Fifty Two Lakhs Sixty Seven Thousand Seven Hundred and Eighty payment of demanded amount i.e. Rs.9,38,15,739/- (Rupees Nine Crore Thirty-Eight (SARFAESI Act) was duly served on you the addresses but you failed to make the Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 That thereafter, a demand notice dated 05.07.2019 U/S 13(2) of the Securitization and Four only) by way of outstanding principal, arrears (including accrued late charges) Lakhs Fifteen Thousand Seven Hundred Thirty-Nine Only) and Rs.1,52,67,784/-

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such the secured creditor has taken physical possession of aforementioned Secured interest till 1st July, 2019 & 21st June, 2019 within 60 days of the said notice and as aggregating to Rs.10,90,83,523/- towards the above- mentioned loan accounts and Asset being in compliance of the provisions of the SARFAESI Act, 2002 and rules framed

- 4. That thereafter, the Authorized Officer has obtained valuation of the Secured Asset Reserve Price are given below: due to lack of bids. The details of the E-Auctions previously conducted along with the from an approved valuer. Accordingly, the Authorised Officer has conducted the E-Auction of the Secured Asset on multiple occasions however, the said E-Auctions failed
- First E-Auction held on 07.08.2023
 Reserve Price and the EMD Amount

1,05,00,000/-	EMD Amount (in Rs.)
10,50,00,000/-	Reserve Price (in Rs.)

b. Second E-Auction held on 25.09.2023

Reserve Price and the EMD Amount

94,50,000/-	EMD Amount (in Rs.)
9,45,00,000/-	Reserve Price (in Rs.)

c. Third E-Auction held on 20.10.2023
Reserve Price and the EMD Amount

85,39,310/-	EMD Amount (in Rs.)
8,53,93,100/-	Reserve Price (in Rs.)

d. Fourth E-Auction held on 17.11.2023
Reserve Price and the EMD Amount

76,85,379/-	EMD Amount (in Rs.)
7,68,53,790/-	Reserve Price (in Rs.)

e. Fifth E-Auction held on 23.04.2024



Reserve Price and the EMD Amount

69,16,841.1/-	EMD Amount (in Rs.)
6,91,68,411/-	Reserve Price (in Rs.)

f. Sixth E-Auction held on 28.05.2024
Reserve Price and the EMD Amount

69,16,841.1/-	EMD Amount (in Rs.)
6,91,68,411/-	Reserve Price (in Rs.)

g. Seventh E-Auction held on 31.08.2024
Reserve Price and the EMD Amount

62,25,200/-	EMD Amount (in Rs.)
6,22,52,000/-	Reserve Price (in Rs.)

It is stated all the E-Auctions did not materialize due to lack of bids.

- 5 Reserve Price of Rs.6,22,52,000/- (Rupees Six Crore Twenty-Two Lakhs Fifty-Two The secured creditor has now decided that the secured asset may be put to sale again at a Reserve Price, by holding an E-auction of the secured Asset on **20.12.2024** at a Thousand Only) for the said Secured Asset.
- 6 Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited. Only) as Earnest Money Deposit on/before 19.12.2024 before 5:00 p.m. The Demand for Rs.62,25,200/- (Rupees Sixty-Two Lakhs Twenty-Five Thousand Two Hundred office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS between 11:00 a.m. to 5:00 p.m. The offers for the said secured asset should reach the The date for inspection of the said secured asset is fixed from 09.12.2024 to 13.12.2024
- 7. is", and "Whatever there is" basis after 15 clear days from this notice on 20.12.2024. sale, by holding public auction through e-auction mode on "As is where is", "As is what you are hereby informed and notified that the aforesaid secured assets shall be put to in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees



- œ is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which is being published in leading newspapers on 26.11.2024 including one in vernacular language (Free Press Journal and Navshakti) having wide circulation at That since the sale of secured assets will be affected by E-Auction, the secured creditor
- 9. 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

or Aditya Birla Financ