

**SALE NOTICE FOR SALE OF THE
SECURED ASSET THOROUGH PRIVATE TREATY**

On account of the amalgamation between Aditya Birla Finance Limited and Aditya Birla Capital Limited vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Limited in relation to the Secured Asset mentioned in **Schedule A** below, stands transferred to Aditya Birla Capital Limited by virtue of Section 230 and 232 of Companies Act, 2013. Accordingly, this notice is being published by Aditya Birla Capital Limited.

A Sale Notice is given for sale of the Secured Asset through Private Treaty under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8(5) and proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s) and Mortgagor (s) that the Secured Asset, as more particularly mentioned in **Schedule A** below and mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited (now amalgamated with Aditya Birla Capital Limited), will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** basis by private treaty or inter se bids or E-Auction in case of more than one bid is received, as per the terms agreeable to Aditya Birla Capital Limited (**“Secured Creditor”**) on **27.05.2025** for recovery of **Rs.9,38,15,739/- (Rupees Nine Crore Thirty-Eight Lakhs Fifteen Thousand Seven Hundred Thirty-Nine Only)** and **Rs.1,52,67,784/- (Rupees One Crore Fifty Two Lakhs Sixty Seven Thousand Seven Hundred and Eighty Four only)** by way of **outstanding principal, arrears (including accrued late charges) aggregating to Rs.10,90,83,523/- and interest till 1st July, 2019 & 21st June, 2019** for Loan Account Nos. ABFLMUMLAP0000003433 & ABFLMUMLAP00000038261 due to the Secured Creditor from the Borrowers, Co-Borrowers and Mortgagors namely M/s. Csango Industries Private Limited, M/s. Pacific Link Export Industries Pvt. Ltd, M/s. Narang Developers Pvt.Ltd (through its Resolution Professional, Mr. Rakesh Bothra), M/s. Bombay Isle Developers Pvt. Ltd, Shree Balaji Homes Pvt. Ltd, Amarchand Narang, Amit Narang, Gunit A Narang & Mona A Narang.

The Reserve Price will be **Rs.5,25,00,000/- (Rupees Five Crore Twenty-Five Lakhs Only)** and Earnest Money Deposit will be **Rs.52,50,000/- (Rupees Fifty-Two Lakhs Fifty Thousand Only)** for Secured Asset mentioned below.

SCHEDULE A

DETAILS OF THE SECURED ASSET

All that part and parcel of property bearing Flat No 4A & 4B on 4th Floor, Narang Manor, 15th Road, Bandra (W) Mumbai—400050

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e.

<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 09.05.2025

Place: Mumbai

Sd/-

Authorised Officer

For Aditya Birla Capital Limited

Contact Numbers- 9833698778, 9599108393