

“APPENDIX- IV-A”

[See proviso to rule 9(1) of the Security Interest (Enforcement) Rules, 2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited on 28.12.2023, will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on **26.11.2024 for recovery of Rs.26,04,14,318.21 (Rupees Twenty Six Crore Four Lakhs Fourteen Thousand Three Hundred Eighteen and Paise Twenty One Only) due and payable as on 11.08.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **the Borrowers/Co-Borrowers/ Mortgagors namely Bhagwandas Ramchandra Bhattad, RMB Event Management Private Limited, Prabha Bhagwandas Bhattad, Harishkumar Ramchandra Bhattad, Harikishan Ramchandra Bhattad, Jayant Bhagwandas Bhattad, Jaishree Laxminarayan Bhattad and Laxminarayan Ramchandra Bhattad**

The EMD amount along with the reserve price of the immovable assets is given below:

Details of the Immovable Assets	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
Property 1: All the part and parcel of Property being Flat No. 77 on 7th Floor total area admeasuring 1185 Square feet built up in building known as "A.1 Apartments Cooperative Housing Society Limited. and Garage No.1, 2 and 3 constructed on C.S.No.3 & 7 of Malabar Hill and Cumballa Hill Division situated at 270, Walkeshwar Road, Mumbai 400006 standing in the name of Mr. Bhagwandas Ramchandra Bhattad and Mr. Jayant Bhagwandas Bhattad.	1,11,52,558.10/-	11,15,25,581/-
Property 2: All the part and parcel of Property being Flat No.78 on 7th Floor total area admeasuring 1165 Square feet built up in building known as "A.1 Apartments, A.1 Apartment Cooperative Housing Society Limited and Garage No.19 (Area 428 Square feet) constructed on C.S.No.3 & 7 of Malabar Hill and Cumballa Hill Division situated at 270, Walkeshwar Road, Mumbai 400006 standing in the name of Mr. Jayant Bhagwandas Bhattad and Mr. Prabha Bhagwandas Bhattad	98,47,441.90/-	9,84,74,419/-
Total	2,10,00,000/-	21,00,00,000/-

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: 06.11.2024

Place: Mumbai

Sd/-

Authorized Officer

For **Aditya Birla Finance Limited**