

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

The undersigned being the Authorized Officer of Aditya Birla Finance Limited (“**ABFL**”) has taken the Symbolic possession of the immovable property/Secured Asset being “All that part and parcel of “All that piece & parcel of the Residential Apartments at Pruthvi Royal" Apartment, Flat No. G4, G6 & G8 - Ground Floor of Block - A, Sy.No. / Khasara No) Flat No.103, 105, 107 - First Floor of Block-A, Flat Nos.202, 204 & 206 - Second Floor of Block -A," Pruthvi Royal" Apartment, Sy. No. 43, Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk. Bangalore-560076.

All the piece & parcel of land bearing converted property bearing converted Sy.No.43 vide order No ALN(SU) SR 174/2010-11 dated 03-05-2011, situated at Gottigere Village Uttarahalli Hobli Bangalore South Taluk, Bangalore currently comes under BBMP measuring to an extent of 1 Acre and 14guntas including 0.04guntas Kharab land. Developed as Pruvti Royal Residency.,

Block A, G Floor, flat No G4 measuring to an extent of 1154.16 is super build up area, Balconies & common areas, Flat No G6 measuring to an extent of 1154.16 is super build up area, Balconies & common areas, Flat No G8 measuring to an extent of 1154.16 is super build up area, Balconies & common areas,

Block A 1st floor, flat No 103 measuring to an extent of 1154.16 is super build up area, Balconies & common areas, flat No 105 measuring to an extent of 1154.16 is super build up area,

flat No 107 measuring to an extent of 1154.16 is super build up area, Balconies & common areas,

Block A 2nd floor, flat No 202 measuring to an extent of 1154.16 is super build up area, Balconies & common areas, flat No 204 measuring to an extent of 1154.16 is super build up area, Balconies & common areas, flat No 206 measuring to an extent of 1154.16 is super build up area, Balconies & common areas & in

Block B G Floor flat G3 measuring to an extent of 1232.28 is super build up area, All the Flats consists of covered parking in the stilt floor as per flat numbers in the parking areas Balconies & common areas for each flat of Pruthvi Royal.”

Bounded :

On the North by: Sy No.44 & Road

On the South by: Himagiri properties (Sy.No.42 & 130)

On the East by: Re.Sy.No.61 (Quarry)

On the West by: Private property (“**Secured Asset**”) under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (“**SARFAESI**”)

Act, 2002”) which stood secured in favor of ABFL towards financial facility availed by the Borrowers/Co-Borrowers namely Mr. Abdul Jameel, Mrs. Syed Samiunnisa and M/s. Zenner Electrical Company (hereinafter collectively referred to as **“Borrowers”**) from ABFL.

The undersigned is enforcing its security interest against the Secured Asset as described hereinabove by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset. The Sale of the said Secured Asset will be effected on **“AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS”** and **“WHATEVER THEREIS BASIS”** on 04.10.2023 for recovery of outstanding amount to the tune of Rs. 3,54,64,673/- (Rupees Three Crores Fifty Four Lakhs Sixty Four Thousand Six Hundred and Seventy Three Only) due as on 13.09.2023 along with further interest charged thereon due to ABFL from the Borrowers (Note that this outstanding amount does not include TDS Calculation and Pre-Payment Charges, if any and will be added up at the time of final foreclosure). The sale price or reserve price is fixed at Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only). The Immovable Property/Secured Asset shall be sold through Private Treaty to the Purchaser offering the highest price to the Authorized Officer.

The Borrowers and the public in general are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABFL is now under the process of enforcing its security interest by effecting sale of the said Secured Asset by way of private treaty as prescribed under the provisions of Rule 8 (5)(d) read with Rule 8 (8) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 14.09.2023

Place: Bangalore

Authorized Officer
(Aditya Birla Finance Limited)