

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 physical possession of the immovable property/Secured Asset being **"All the piece & parcel of the property bearing municipal new no. 7/1, situated at Nagwarapalaya, K. R. Puram Hobli, Bangalore East Taluk, BBMP ward No.83, Bangalore taluk. Measuring 9722.70 Sq. feet is bounded on the East by : Property of Hardev Singh No. 143/1, West by : Property of Jaspal Singh No. 143/1, North by : Private Road, South by : Property of Basith. 486 Sq. feet of undivided share, right, title & interest in the land comprised in the larger property along with commercial flat No. T-4, in the third floor of the multistoried building known as " Divine Nithya Heights" built on the larger property having a built up area of 1880 Sq. ft. together with one car parking space ("Secured Asset")** under Section 14 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, M/s. Zener Electric Company, represented by its partners i.e. Mr. Abdul Jameel & Mrs. Syed Samiunnisa (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 prospective purchasers 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 dated **25th of November 2022** at **12.00** noon for recovery of outstanding amount to the tune of **Rs. Rs.4,43,92,670/- (Rupees Four Crores Forty Three Lakhs Ninety Two Thousand Six Hundred and Seventy Only)** as on **08.03.2018** and further interest and other expenses thereon till the date of realization due to the Secured Creditor. The sale price is fixed at **Rs.97,00,000/- (Rupees Ninety Seven Lakhs Only)**.

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.

The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of ABFL acceptance of offer for purchase of property and the remaining amount within 3 days thereafter.

Failure to remit the balance amount within 7 days as mentioned above, will cause forfeiture of amount already paid on the day of acceptance of offer.

The property is being sold with all the existing and future encumbrances whether known or unknown to ABFL. The Authorized Officer shall not be responsible in any way for any third-party claims / rights / dues.

The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer in this regard at a later date.

The ABFL reserves the right to reject any offer of purchase without assigning any reason.

In case of more than one offer, the ABFL will accept the highest offer and interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.

The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.

Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

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: 09.11.2022

Place: Bengaluru

**Authorized Officer
(Aditya Birla Finance Limited)**