

“APPENDIX- IV-A”

[See proviso to Rule 8(6) and Rule 9(1) of 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 8(6) and 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 property 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 05.04.2024 **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 Mr. Bhagwandas Ramchandra Bhattad, RMB Event Management Private Limited, Mrs. Prabha Bhagwandas Bhattad, Mr. Harishkumar Ramchandra Bhattad, Mr. Harikishan Ramchandra Bhattad, Mr. Jayant Bhagwandas Bhattad, Mrs. Jaishree Laxminarayan Bhattad, Mr. Laxminarayan Ramchandra Bhattad**

The Reserve Price of the immovable property (description of which is mentioned below) is Rs. 28,40,79,105.80 (Rupees Twenty-Eight Crore Forty Lakhs Seventy-Nine Thousand One Hundred Five and Paise Eighty Only) and Earnest Money Deposit Amount is Rs. 2,84,07,910.58 (Rupees Two Crore Eighty-Four Lakhs Seven Thousand Nine Hundred Ten and Paise Fifty-Eight Only)

Description of the immovable property

(a) All that is part and parcel of property including Car Parking 1, 2, 3 & 4, P42 and & P43 of flat number bearing (a) All the part and parcel of Property being Flat N77 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.

And

(b) 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

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: 28.02.2024

Place: Mumbai

Sd/-

Authorized Officer

For **Aditya Birla Finance Limited**