



By Speed Post/ Email

**Notice under proviso to Rule 8(6) and Rule 9(1) of Security Interest
(Enforcement) Rules, 2002**

February 28, 2024

1. Bhagwandas Ramchandra Bhattad

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

Also at:

104, Bajaj Bhavan, Nariman Point,
Mumbai-400 021

Also at:

Flat No. 78, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

2. RMB Event Management Private Limited,

104, Bajaj Bhavan, Nariman Point,
Mumbai- 400 021

Also at:

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

Also at:

Flat No. 78, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603





3. Prabha Bhagwandas Bhattad

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

Also at:

104, Bajaj Bhavan, Nariman Point,
Mumbai- 400 021

Also at:

Flat No. 78, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

4. Harishkumar Ramchandra Bhattad

104, Bajaj Bhavan, Nariman Point,
Mumbai-400 021

Also at:

108, 10th Floor A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

Also at:

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

Also at:

Flat No. 78, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603





5. Harikishan Ramchandra Bhattad

108, 10th Floor A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

Also at:

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

Also at:

Flat No. 78, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400 006

6. Jayant Bhagwandas Bhattad

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400006

Also at:

Flat No. 78, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai - 400006

7. Jaishree Laxminarayan Bhattad

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai- 400006

Also at:

Flat No. 78 A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603





Malabar Hill, Mumbai - 400006

8. Laxminarayan Ramchandra Bhattad

Flat No. 77, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai - 400006

Also at:

Flat No. 78 A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road,
Malabar Hill, Mumbai - 400 006

Also at:

108, 10th Floor, A-1 Apartment Cooperative Housing Society Limited,
270 Walkeshwar Road, Malabar Hill,
Mumbai- 400 006

**REF: Loan Account Nos. ABMUMLAP000000507632,
ABMUMLAP000000507633 and Loan Account
ABMUMLAP000000532863**

**SUB: Notice of 30 days in terms of Rule 9(1) of Security Interest
(Enforcement) Rules, 2002 For Sale of the immovable
property being:**

**(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,**



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603





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

(hereinafter referred to as "immovable property/ Secured Asset").

Sirs,

1. This is with reference to our notice dated 11.01.2024 issued to your good self-giving a notice of 30 days under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 and Section 13(8) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) wherein we called upon you to redeem the above-mentioned Secured Asset by exercising your rights under Section 13(8) of the SARFAESI Act, 2002. Vide the said notice, we called upon you to pay a sum of **Rs.30,28,03,483/- (Rupees Thirty Crore Twenty-Eight Lakhs Three Thousand Four Hundred Eighty-Three Only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till 27.12.2023 with all costs, charges and expenses incurred by it prior to the date of publication of public



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603





notice for transfer of the Secured Asset by any one mode as contemplated under the Act. That you had failed to exercise your rights under Section 13(8) of the SARFAESI Act, 2002.

2. That after availing the aforesaid loan, the Borrower/ Co-Borrowers/ Mortgagors committed default in repayment of the loan amount and in view of the continuous default of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), the loan account of the Borrower was classified as **Non-Performing Asset (NPA) on 15.07.2022** in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, a demand notice dated 14.08.2022 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon the Borrowers/Co-Borrowers/ Mortgagor but they failed to make the payment of demanded amount i.e. **Rs.26,04,14,318.21/- (Rupees Twenty Six Crore Four Lakh Fourteen Thousand Three Hundred Eighteen and paise Twenty One Only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till **22.08.2022** within 60 days of the receipt of the said notice and as such the secured creditor has taken physical possession of the secured asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder on 28.12.2023.
4. That, the Secured Creditor has decided that the Secured Asset may be put to sale in accordance with Rule 8(5) by holding public auction through e-auction mode. It is stated that the Authorized Officer has obtained valuation of the above-mentioned secured asset from an approved valuer and in consultation with the secured creditor, had fixed the Reserve Price of the secured asset, the details of which are given below:



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603



intertek



Reserve Price (in Rs.)	Earnest Money Deposit Amount (in Rs.)
28,40,79,105.80	2,84,07,910.58

5. That the secured creditor has decided that the secured asset may be put to sale, by holding a public auction through E-auction mode on **05.04.2024** at a Reserve Price and Earnest Money Deposit Amount, the details of which are mentioned in clause 4 herein above.
6. The date for inspection of the said asset is fixed from 18.03.2024 till 22.03.2024 The offers for the said Property should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS at the Earnest Money Deposit on/before 04.04.2024 before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favor of Aditya Birla Finance Limited.
7. That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured assets shall be put to sale, by holding public auction through E-Auction mode on "**As is where is**", "**As is what is**", and "**Whatever there is**" after 30 clear days from this notice on 05.04.2024
8. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which is also being published in two leading newspapers on 28.02.2024 including one in vernacular language having wide circulation at Maharashtra.

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603



intertek

Aditya Birla
Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA
CAPITAL

9. The detailed terms and conditions of E-Auction has been uploaded on [website https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx](https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx) or <https://sarfaesi.auctiontiger.net>

For Aditya Birla Finance Limited

Anil Aggarwal
(Authorized Officer)



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603

