



By Speed Post/ Email

Notice under proviso Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 07.11.2023

To,

- 1. Alexis Business Solutions Private Limited**
Dream Aakruti, Wing- A, 9th Floor,
Flat No. 1001, Hadapsar,
Pune- 411028
- 2. Harishchandra Singh**
Manananda Singh Chawl, Dindoshi Pada,
Western Express Highway,
Near Atlanta Manor,
Pathanwadi, Malad (East),
Mumbai- 400097
- 3. Haribansh Singh**
Manananda Singh Chawl, Dindoshi Pada,
Western Express Highway,
Near Atlanta Manor,
Pathanwadi, Malad (East),
Mumbai- 400097
- 4. Sarita Singh**
A-3, 403, Rakshak Nagar, Gold Society,
Near Zensar IT Park, Kharadi, Pune City,
Dukirkline, Pune- 411014
Maharashtra

.....(hereinafter collectively referred to as '**Borrower/s, Co-Borrower's**')

SUB: Loan Account Nos. 80001794, 80002610 and 80003575

REF: Notice of 15 days for sale under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for Sale of Secured Asset i.e. Flat No. 1001, 9th Floor, Wing A, located at Dream Akruti, Hadapsar, adm. 691 sq. ft, SR No. 52 (Part) and 301 (Part), Plot No.01, Near Hotel Dream King Restaurant, Kale Padal, Hadapsar, Pune- 411028

Sir/ Madam,

Please note that this notice is to the Borrower and Co-Borrower's that the below described immovable property mortgaged/charged to Aditya Birla Finance Limited ("Herein after referred

Aditya Birla Finance Limited

Gcorp Tech Park, 13th Floor, Next to Big Bazaar Mall,
Kasarvadavli, Ghodbunder Road Thane (West) - 400615.

+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



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as ABFL)/Secured Creditor, the Secured Asset/ Property, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis.

Flat No. 1001, 9th Floor, Wing A, located at Dream Akruiti, Hadapsar, adm. 691 sq. ft, SR No. 52 (Part) and 301 (Part), Plot No.01, Near Hotel Dream King Restaurant, Kale Padal, Hadapsar, Pune-411028 (hereinafter referred to as “the property”)

1. You are aware that Aditya Birla Finance Limited, having its Registered Office at Indian Rayon Compound, Veraval, Gujarat 362266 and one of its branch offices at 13th Floor, G-Corp, Ghodbunder Road, Near Hypercity Mall, Thane West- 400615 [**Hereinafter called as “ABFL”**], issued a notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as ‘the said Act’). The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the SARFAESI Act from the aforesaid Borrowers.
2. You are further aware that pursuant thereto by a possession notice dated 05.07.2022 the undersigned took physical possession of the said property.
3. You are further aware that the undersigned, for and on behalf of Aditya Birla Finance Limited is now in physical possession of the said property;
4. You are also aware that under Section 13 (4) (a) of the said Act read with Rule 8 (5) of Security Interest (Enforcement) Rules, 2002, the undersigned is entitled to sell the said property by inviting tenders from public or by holding Public Auction or by Private treaty or by E-Auction;
5. The Authorized Officer has conducted the E-Auction of the property at a Reserve Price of Rs.52,89,000/- on 17.10.2022 and Rs.47,60,100/- on 28.07.2023 however, the said E-Auctions failed due to lack of bids.
6. Now, please take notice that the said property will be sold by the undersigned by way of private treaty on 28.11.2023, the details of which are also uploaded/ available at the web portal
<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>

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Aditya Birla Finance Ltd.


(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

7. The Reserve Price in respect of sale of the property i.e. shall be of **Rs. 35,00,000/- (Rupees Thirty-Five Lakhs Only)**.
8. Please treat this as notice in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured asset shall be put to sale, by way of private treaty on **“As is where is”, “As is what is”, and “Whatever there is” basis**, where hereby we give you this notice of **fifteen (15) days** that the sale of the secured asset/s shall be effected by way of private treaty. It is needless to add that you are entitled to settle your loan account by making payment of our entire dues with all costs, charges and expenses any time before above date fixed for sale.
9. That the attention of you the abovenamed addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

For Aditya Birla Finance Limited,


Authorized Officer



Aditya Birla Finance Limited

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