



By Speed Post/ Email

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

Dated:06.07.2023

To,

- 1. M/s Yash Metals (Sole Proprietor)**
Office No. 66, A-Wing, 2nd Floor,
K.K. Market, Dhankawadi,
Pune-411043
Maharashtra.
- 2. Mr. Kirtikumar Devi**
Near Mangalwar Tale,
503, Prathamesh Vaibhav Apartment,
Vyankatpura Peth, Satara-415002
Maharashtra.
- 3. Mrs. Jyoti Kanhaiyalal Devi**
Kharape Chawl, Nagar Parishad Mage,
Ward No.3, Taluka-Shrirampur,
Shrirampur, Ahmednagar- 413709
Maharashtra.

.....(hereinafter collectively referred to as Borrowers/Co-Borrowers)

REF: Loan Account No. 80003845

SUB: 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. "All that part and parcel of the mortgage property, being "Flat no. 204 & 205 on 2nd floor, Flat no. 304 & 305 on 3rd floor, Flat no. 507 on 5th floor, Flat no. 601 & 604 on 6th floor, all situated at B-wing, Nirmaann Serrene, Undri, 24, Hissa No. 1/1, Pune, Maharashtra-411060"

Sir/ Madam,

1. This is with reference to the sale notice dated **07.07.2023** issued to your good self-giving a notice of 15 days under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of secured asset i.e. All that part and parcel of the mortgage property, being "Flat no. 204 & 205 on 2nd floor, Flat no. 304 & 305 on 3rd floor, Flat no. 507 on 5th floor, Flat no. 601 & 604 on 6th floor, all situated at B-wing, Nirmaann Serrene, Undri, 24, Hissa No. 1/1, Pune, Maharashtra-411060"
2. That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, a demand notice dated 18.04.2022 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount i.e.



Rs. 5,73,18,083.50/- (Rupees Five Crores Seventy-Three Lakhs Eighteen Thousand Eighty-Three and Paise Fifty Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 08.04.2022 within 60 days of the said notice and as such the secured creditor has taken physical possession of immovable property being **"All that part and parcel of the property bearing no. "Flat no. 204 & 205 on 2nd floor, Flat no. 304 & 305 on 3rd floor, Flat no. 507 on 5th floor, Flat no. 601 & 604 on 6th floor, all situated at B-wing, Nirmaann Serrene, Undri, 24, Hissa No. 1/1, Pune, Maharashtra-411060"** in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.

4. That thereafter, the Authorized Officer has obtained valuation of the secured asset from an approved valuer and in consultation with the secured creditor, had fixed the reserve price of the secured asset i.e. **"All that part and parcel of the property bearing no. "Flat no. 204 & 205 on 2nd floor, Flat no. 304 & 305 on 3rd floor, Flat no. 507 on 5th floor, Flat no. 601 & 604 on 6th floor, all situated at B-wing, Nirmaann Serrene, Undri, 24, Hissa No. 1/1, Pune, Maharashtra-411060"** at **Rs. 4,44,41,946/- (Rs. Four Crore Forty-Four Lakhs Forty-One Thousand Nine Hundred Forty-Six only)** towards aggregated value of all seven (7) flats.
5. That accordingly, based on the commercial understanding, the secured creditor has decided that the secured assets i.e. all seven (7) flats may be put to sale, by holding a public auction of each flat individually through E-auction mode on **28.07.2023** at a reserve price of **Rs. 4,44,41,946/- (Rupees Four Crore Ninety-Three Lakhs Seventy-Nine Thousand Nine Hundred & Forty only)** for all Seven (7) flats together. The detailed bifurcation of the Reserve Price and Earnest Money Deposit amount for each flat is as follows:

Flat Nos.	Reserve Price	Earnest Money Deposit Amount
204	6406128	640612.8
205	6406128	640612.8
304	6272478	627247.8
305	6272478	627247.8
507	6272478	627247.8
601	6406128	640612.8
604	6406128	640612.8
Total	4,44,41,946	

6. The date for inspection of the said flats is fixed on **20.07.2023 and 21.07.2023**. The offers for the said flats/Property should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS at the Earnest Money Deposit (mentioned in the table above for respective flats) on/before **26.07.2023** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
7. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees 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 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 15 clear days from this notice on **28.07.2023**.

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 07.07.2023 including one in vernacular language having wide circulation at Pune.

Aditya Birla Finance Ltd.
(A part of Aditya Birla Capital Ltd.)
10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
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



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9. The detailed terms and conditions of E-Auction has been uploaded on website <https://personalfinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act.aspx> or <https://sarfaesi.auctiontiger.net>
10. 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

Anil Agarwal
(Authorized Officer)



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(A part of Aditya Birla Capital Ltd.)
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