



ADITYA BIRLA
CAPITAL

Aditya Birla
Finance Ltd.

(A part of Aditya Birla Capital Ltd.)

By Speed Post/ Email

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

Date: 23rd October, 2023

To,

1. Csango Industries Private Limited

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurching Home,
Mumbai, Maharashtra-400050

Also At:-

Csango Industries Private Limited

Flat No- 3A &3B On 3rd Floor,
And Flat No 4A & 4B on 4th Floor,
Narang Manor, 15th Road Bandra (W)
Mumbai-400050

2. Pacific Link Exports Industries Pvt. Ltd.

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurching Home,
Mumbai, Maharashtra-400050

Also at:

Pacific Link Exports Industries Pvt. Ltd.

Flat No- 3A &3B On 3rd Floor,
And Flat No 4A & 4B on 4th Floor,
Narang Manor, 15th Road Bandra (W)
Mumbai-400050

3. Narang Developers Pvt.Ltd.

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurching Home,

Aditya Birla Finance Limited

10th Floor, R4 Tech Park, Ground Floor, Nilton 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://abr.finance.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat - 362 266

CIN: U65990GJ1991PLC064603



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4. Bombay Isle Developers Pvt. Ltd.

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurshing Home,
Mumbai, Maharashtra-400050

5. Shree Balaji Homes Pvt. Ltd.

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurshing Home,
Mumbai, Maharashtra-400050

6. Amarchand Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurshing Home,
Mumbai, Maharashtra-400050

7. Amit Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurshing Home,
Mumbai, Maharashtra-400050

8. Gunit A Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurshing Home,
Mumbai, Maharashtra-400050

9. Mona A Narang

Narang Manor, Plot No 96-B, TBS-III, Ground Floor
15th Road, Near Agarwal Nurshing Home,
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.....(hereinafter collectively referred to as Borrowers/Co-Borrowers)



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SUB: SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE SARFAESI ACT, 2002") READ WITH PROVISO TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE SARFAESI RULES").

REF: LOAN ACCOUNT NUMBER(S) - ABFLMUMLAP000003433 & ABFLMUMLAP0000038261

Sir/ Madam,

1. This is with reference to the Possession Notice dated **26.05.2023** issued to your good-self-giving a notice of Physical Possession under Rule 8(1) of Security Interest (Enforcement) Rules, 2002 for the secured asset i.e. All that part and parcel of the mortgaged property, being
"Flat No 4A & 4B on 4th Floor, Narang Manor, 15th Road, Bandra (W) Mumbai—400050"
..... Hereinafter referred to as "Secured Asset".
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 05.07.2019 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.9,38,15,739/- (Rupees Nine Crore Thirty-Eight Lakhs Fifteen Thousand Seven Hundred Thirty-Nine Only) and Rs.1,52,67,784/-**



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(Rupees One Crore Fifty Two Lakhs Sixty Seven Thousand Seven Hundred and Eighty Four only) by way of outstanding principal, arrears (including accrued late charges) aggregating to Rs.10,90,83,523/- towards the above-mentioned loan accounts and interest till 1st July, 2019 & 21st June, 2019 within 60 days of the said notice and as such the secured creditor has taken physical possession of aforementioned Secured Asset being 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. Accordingly, the Authorised Officer has conducted the first E-Auction of the Secured Asset at a Reserve Price of **Rs.10,50,00,000/- (Rupees Ten Crore Fifty Lakhs Only)** on **07.08.2023**, second E-Auction at a Reserve Price of **Rs.9,45,00,000/- (Rupees Nine Crore Forty-Five Lakhs Only)** on **25.09.2023** and the third E-Auction at a Reserve Price of **Rs.8,53,93,100/- (Rupees Eight Crore Fifty Three Lakhs Ninety Three Thousand One Hundred Only)** however, the said E-Auctions did not materialise due to lack of bids.
5. The secured creditor has now decided that the secured asset may be put to sale for the fourth time, by holding an E-auction of the secured Asset on **17.11.2023** at a Reserve Price of **Rs.7,68,53,790/- (Rupees Seven Crore Sixty-Eight Lakhs Fifty-Three Thousand Seven Hundred Ninety Only)** for the said Secured Asset.
6. The date for inspection of the said secured asset is fixed from **06.11.2023 to 10.11.2023 between 11:00 a.m. to 5:00 p.m.** The offers for the said secured asset should reach the office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS for **Rs.76,85,379/- (Rupees Seventy Six Lakhs Eighty Five Thousand Three Hundred Seventy Nine Only)** as Earnest Money Deposit on/before **16.11.2023 before 5:00 p.m.** The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.

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



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sale, by holding public auction through e-auction mode on “As is where is”, “As is what is”, and “Whatever there is” basis after 15 clear days from this notice on **17.11.2023**.

8. That since the sale of secured assets will be affected by E-Auction, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which is also being published in leading newspapers on 24.10.2023 including one in vernacular language having wide circulation at Mumbai.
9. The detailed terms and conditions of E-Auction is available on website <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/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

Authorized Officer



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