

**Aditya Birla
Finance Ltd.**

(A part of Aditya Birla Capital Ltd.)



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

By Speed Post/ Email

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

Date: 14th September, 2022

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)

SUB: Loan A/C No. 80003845

REF: SALE NOTICE DATED 05-09-2022

Sir/ Madam,

1. This is in furtherance to our Sale Notice dated **05-09-2022** issued to your good-self giving a notice of 30 days under Rule 8(6) and 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" which was to go on E-Auction on 05.10.2022. However, due to Public Holiday on 05.10.2022, the date of E-Auction is shifted to **17.10.2022**.



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10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon (East), Mumbai - 400063.

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



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)** 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 (7 Flats)"** 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. 5,48,66,600/- (Rupees Five Crores Forty Eight Lakhs Sixty Six Thousand Six Hundred Only)** towards aggregated value of all seven flats.
5. That accordingly, based on the commercial understanding, the secured creditor has decided that the secured assets i.e. all seven flats may be put to sale, by holding a public auction of each flat individually through E-auction mode on **17.10.2022** at a consolidated reserve price of **Rs. 5,48,66,600/- (Rupees Five Crores Forty Eight Lakhs Sixty Six Thousand Six Hundred only)** for all seven flats together. The detailed bifurcation of the Reserve Price and Earnest Money Deposit amount for each flat is as follows:

Flat No.	Reserve Price	Earnest Money Deposit Amount
204	7908800	790880
205	7908800	790880
304	7743800	774380



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305	7743800	774380
507	7743800	774380
601	7908800	790880
607	7908800	790880
Total	54866600	5486660

6. That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees in compliance of 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 17th October, 2022.
7. 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 15-09-2022 including one in vernacular language having wide circulation at Pune, Ahmednagar and Satara.
8. 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

Surajit B.
(Authorized Officer)
R Tech Park, 10th Floor,
Nirlon Complex, Off Western Express Highway
Goregaon East, Mumbai-400063.

EM9191046451H IVR:6977919104645
SP S R P F CAMP SQ <400065>
Counter No:1.14/09/2022.13:22
To:JYOTI KANWAIYAL DEVI..
PIN:413709. Shiranpur H.O
From:ADITYA BIRL.R TECH PARK
Wt:50gms
Amt:41.30(Cash)Tax:6.30
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks. Stay Safe>

EM9191046231H IVR:6977919104623
SP S R P F CAMP SQ <400065>
Counter No:1.14/09/2022.13:22
To:YASH METALS.OFFICE HD 66
PIN:411043. Dhankawadi S.O
From:ADITYA BIRL.R TECH PARK
Wt:50gms
Amt:41.30(Cash)Tax:6.30
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks. Stay Safe>

EM9191046371H IVR:6977919104637
SP S R P F CAMP SQ <400065>
Counter No:1.14/09/2022.13:22
To:MR KIRTIKUMAR DEVI..
PIN:415002. Satara City S.O
From:ADITYA BIRL.R TECH PARK
Wt:50gms
Amt:41.30(Cash)Tax:6.30
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks. Stay Safe>

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