

NOTICE OF SALE OF IMMOVABLE PROPERTY

[Under Rules 8(5) And 9(1) Of the Security Interest (Enforcement) Rules, 2002]

Ref. No. ARGFL/OUT/LEGAL/41/2021-22

Date: 29th December, 2022

To,

<p><u>Name of the Borrower:</u> M/s. Parshvanath Construction Mr. Virendra N. Sheth (Proprietor) <u>Registered office:</u> Building No. 155, Pant Nagar, Naidu Colony, Ghatkoper (E), Mumbai - 400075</p> <p>And <u>Residential address:</u> B-701, Rajesh Tower, Borivali (W), Mumbai - 400092.</p>	<p><u>Name of the Guarantors/ Mortgagor:</u></p> <p>1. Mr. Virendra Natwarlal Sheth, <u>Residential Address:</u> B-701, Shree Rajesh Tower, Rajesh Nagar, Near JB Khot School, Sai Baba Nagar, Borivali (West), Mumbai - 400092</p> <p>2. Mrs. Varsha Virendra Sheth <u>Residential Address:</u> B-701, Shree Rajesh Tower, Rajesh Nagar, Near JB Khot School, Sai Baba Nagar, Borivali (West), Mumbai - 400092</p> <p>3. Mr. Sagar Virendra Sheth <u>Residential Address:</u> B-701, Shree Rajesh Tower, Rajesh Nagar, Near JB Khot School, Sai Baba Nagar, Borivali (West), Mumbai - 400092</p> <p>4. Mr. Amol Virendra Sheth <u>Residential Address:</u> B-701, Shree Rajesh Tower, Rajesh Nagar, Near JB Khot School, Sai Baba Nagar, Borivali (West), Mumbai - 400092</p>
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Dear Sir,

Subject: E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Loan Account No: ARGFL/CF/035

Please Note that ARGFL have taken symbolic possession of the immovable property mentioned in Schedule-I and the publication of the said Notice in The Active Times (English) and Lakshyadeep (Marathi) on 29th December, 2021 by the undersigned for the purpose of realization of Secured Assets in exercise of the powers conferred on the Secured Creditors under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under. Till date, you have not made payment to the Secured Creditor i.e. Anand Rathi Global Finance Limited (ARGFL) towards discharge of your liabilities in full and hence we propose to sell out of it the properties mentioned in hereto.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to ARGFL, the symbolic Possession of which has been taken by the Authorised Officer of ARGFL, on 2nd December, 2020 will be sold on "As is where is", "As is what is" and "Whatever there is basis" on 31st January, 2022 towards recovery of **Rs.8,88,68,995.51/-(Rupees Eight Crore Eighty Eighty Lakhs Sixty Eight Thousand Nine Hundred Ninety Five and Fifty One Paise Only)** as on 28th September 2020 alongwith further contractual interest, costs and expenses due to ARGFL till realisation from Borrower(s) and Guarantor(s) as mentioned above. The reserve price is as mentioned against each unit in Schedule-I. The earnest money will be 10% of the reserve price as mentioned in Schedule-I.

This Notice may be treated as the Notice of 30 days to you, informing that the aforesaid immovable property which shall be sold by the undersigned at 02.00 PM on 31st January, 2022 by ARGFL.

A copy of the notice published in The Active Times (English) and Lakshyadeep (Marathi) on 29th December, 2021 inviting offers for sale containing particulars of the immovable properties, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time and place of sale, is enclosed for your information.

SCHEDULE I

Property situated at Flat No. B - 701 on 7th floor, Shree Rajesh Tower 'B' Wing Co-operative Housing Society at Rajesh Nagar, near J.B. Khot School, Saibaba Nagar, Borivali (West), Mumbai - 400092 on the land bearing survey No. 120, Hissa No.2A(Part), 119, (Part) and city survey No.47(Part) and 11(Part) at Village Kandivali, Taluka Borivali, Mumbai Suburban District.

(Area in Sq.ft.)

Sr. No.	Floor	Flat No	Saleable Area (sq. ft.)	Reserve Price (Rs.)
1	7 th	701	1000/-	2,38,00,000/-
	Total			2,38,00,000/-

**Yours Faithfully,
For Anand Rathi Global Finance Limited**

Authorised Officer