

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/40/2021-22s

Date: 24th December, 2022

To,

| <u>Name of the Borrower:</u> | <u>Name of the Director / Guarantors:</u> |
|---|--|
| <p>1. Raj Arcades & Enclaves Private Limited, A Company incorporated under the Indian Companies Act, 1956 and 2013 having CIN No. U45202KA2007PTC041781</p> <p>Registered office : C-101, 1st Floor, Ratnakar, Opp. Ekta Bhoomi Classic, Mahavir Nagar, Kandivali West, Mumbai 400067</p> | <p>1. Mr. Rajesh Dhanji Savla, Residential office: No. 102, Abhipsa, Kamla Nehru Cross Road No. 2, Kandivali west, Mumbai 400067.</p> <p>2. Mr. Ashwin Madhusudan Mistry Residential Address: 603, Smruti Apart, M G Cross Road No. 4 Kandivali West, Mumbai-400087</p> <p>3. Mr. Jayesh Vrajlal Rami Residential Address: 5/58, Sevakunj, Kamla Nehru Cross Road, Near Fire Brigade, Kandivali (West), Mumbai-400067</p> |

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/025

Please Note that ARGFL have taken physical possession of the immovable properties mentioned in Schedule-I and the publication of the said Notice in The Active Times (English) and Lakshyadeep (Marathi) on 24th 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 Physical Possession of which has been taken by the Authorised Officer of ARGFL, on 17th December, 2021 will be sold on "As is where is", "As is what is" and "Whatever there is basis" on 27th January, 2021 towards recovery of **Rs.7,52,92,029.50 (Rupees Seven Crores Fifty Two Lakhs Ninety Two Thousand Twenty Nine and Fifty Paise Only) to ARGFL payable as on 10th January 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 27th January, 2022 by ARGFL.

A copy of the notice published in The Active Times (English) and Lakshyadeep (Marathi) on 24th 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 CONSTITUTING THE PROJECT "Raj-Shivganga"

Constructed on the land bearing C.T.S. No. 6A (Pt), Survey No. 263 of Village Malvani, Taluka Borivali of P/N ward of M.C.G.M., Kandivali (West), Mumbai in the registration District and Sub- District of Mumbai and Mumbai Suburban.

(Area in Sq.ft.)

| Sr. No. | Floor | Flat No | Carpet area | Saleable Area (sq. ft.) | Reserve Price (Rs.) |
|---------|------------------|---------|-------------|-------------------------|-------------------------|
| 1 | 18 th | 1807 | 908.47 | 1362 | 1,77,06000.00/- |
| 2 | 17 th | 1707 | 908.47 | 1362 | 1,77,06000.00/- |
| | Total | | | | 3,54,12,000.00/- |

Yours Faithfully,
For Anand Rathi Global Finance Limited

Authorised Officer