

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/ Guarantors that the below described immovable property mentioned in SCHEDULE-I inter alia secured to Anand Rathi Global Finance Limited ["ARGFL"] (Secured Creditor), the Physical Possession of which has been taken by the Authorized Officer of ARGFL, will be sold by E-auction on **22nd August, 2023** on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum of **Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lakhs Eighty Three Thousand Nine Hundred Fifty Seven Only)** to ARGFL payable as on **25th October, 2019** and the contractual interest thereon and other cost and charges till the date of realisation from Borrower/Guarantors as mentioned below:

<u>Name of the Borrower:</u>	<u>Name of the Guarantors/ Mortgagors:</u>
<p>1. Better Builders And Infrastructure Private Limited <u>Registered office:</u> Office at 5/5 Mathuradas Colony, St. Anthony Street, Kalina, Santacruz (East) Mumbai - 400098</p>	<p>1. Mr. Shyam Bali Better Builders And Infrastructure Private Limited <u>Registered office:</u> 5/5 Mathuradas Colony, St. Anthony Street, Kalina, Santacruz (E), Mumbai - 400098 <u>Residential Address:</u> AA 38, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai - 400063.</p> <p>2. Mrs. Kumud Devraj Bali Wife of Deveraj Bali <u>Residential Address</u> AA 38, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai - 400063.</p> <p>3. Mr. Sanjiv Bakshi Son of Avtarkrishan Bakshi Director, Better Builders And Infrastructure Private Limited <u>Registered office:</u> 5/5 Mathuradas Colony, St. Anthony Street, Kalina, Santacruz (E), Mumbai - 400098</p>



	<p>Residential Address: 702, Rajnigandha, CHSL, Gen. A.K. Vaidya Marg, Gokuldham, Goregaon (East), Mumbai -400063.</p> <p>4. Mr. Umesh Vyas Son of Mr. Jansukhlal Vyas Director, Better Builders And Infrastructure Pvt. Limited</p> <p>Registered office: 5/5 Mathuradas Colony, St. Anthony Street, Kalina, Santacruz (E), Mumbai - 400098.</p> <p>Residential Address 3101, Electra, Planet Godrej, 30, Keshavrao Khadye Marg, Jacob Circle, Mumbai - 400011.</p>
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The under mentioned properties will be sold by "Online e-Auction through website <https://sarfaesi.auctiontiger.net> on **22nd August, 2023** for/towards recovery of Loan A/c No. ARGFL/CF/030 an amount of total Outstanding **Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lakhs Eighty Three Thousand Nine Hundred Fifty Seven Only)** to ARGFL payable as on **25th October, 2019** and the contractual interest thereon and other cost and charges till the date of realisation.

SCHEDULE I

PROPERTY CONSTITUTING THE PROJECT "PARIJAT TOWER"

Details of the Project Land available for Auction:-

All that piece and parcel of land in the project known as "Parijat Towers", along with the right, title and interest of the land bearing Survey No. 11 Hissa No. 2 (Part) and corresponding to City Survey No. 35A adm. 3501.10 sq. mtrs., together with the benefits and the rights in respect of setback portion bearing City Survey No. 35B adm. 517.40 sq. mtrs. (surrendered to MCGM) and development rights in respect of Survey No. 11, Hissa No. 2(Part) and corresponding Survey Nos. 36, 36/1, 36/2, 37, 37/1 to 8 total adm. 247.80 sq. mtrs. and City Survey No. 36/3 adm. 72.20 sq. mtrs of Village Tungva, Taluka Kurla, Mumbai Suburban District at Baji Pasalkar Marg, Saki Vihar Road, Tungva Village, Kurla (West), Mumbai;

The Auction of the Project includes:- Pending Constructions, Receivables and Benefits of Potential built up area (FSI) of approx. 49,000 sq. ft. thereon (i.e. in Wing A & B - from 10th Floor and above; and Wing D- Lower Basement + Upper Basement + 1st Floor and above);



The Auction of the Project does NOT include:- Already constructed portions (i.e. in Wing A and Wing B- Lower Basement + Upper Basement + 1st to 9th Floors and in Wing C - Lower Basement + Upper Basement + 1st to 7th Floors) in the said Project; and Sold units in the Pending Construction (i.e. A-1003, B-1001, B-1002, B-1103) and Booked and Unregistered units in the Pending Construction (i.e. A-1002, A-1004) in the said Project.

Reserve Price	Rs. 18,00,00,000/- (Rupees Eighteen Crores Only)
Earnest Money Deposit	10% of the Reserve Price with respect to each property as mentioned in SCHEDULE-I.
Bid increment Amount	Rs. 25,000/- or in such multiples as permitted by the Secured Creditors for the property as mentioned in SCHEDULE-I.
Date and Time for Inspection of title documents of the immovable properties mentioned in SCHEDULE-I.	On 19 th August, 2023 (Timing 11.00 AM to 02.00 P.M.) [Mr. Kapil Deshmukh, Phone: 9619768727, Email ID:kapildeshmukh@rathi.com,teamlegal@rathi.com]
Date and Time for submission of Tender form along with KYC documents / Proof of EMD etc.	21 st August, 2023 before 5.00 PM
Date & time of opening of online offers	22 nd August, 2023, at 11.00 PM to 03.00 PM

Note: The intending bidder/purchaser may visit Anand Rathi Group website sme.rathi.com for detail terms and conditions regarding auction proceedings.

This Publication shall be construed as 15 days' notice stipulated under Rule 8(6) and 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/ Guarantors.

Date: 05th August, 2023

Anand Rathi Global Finance Limited

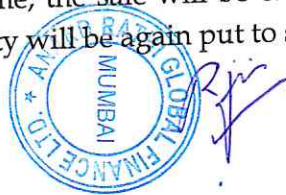


Authorized Officer

Place: Mumbai

Terms and Conditions of the E-auction are as under:

1. Auction/bidding shall only be through "online electronic mode" through the website of the Service <https://sarfaesi.auctiontiger.net> M/s e-Procurement Technologies Limited - Auction Tiger is the Service Provider which will arrange to provide the e-auction platform.
2. The bidders may participate in e-auction for bidding with respect to a single unit or multiple units with respect to Schedule-I as they may so desire from their place of choice internet connectivity shall have to be ensured by bidder himself with respect to each unit. ARGFL /Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
3. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider viz M/s e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) <https://sarfaesi.auctiontiger.net>, Contact Person: Mr. Ram Sharma - 6351896834, Help Line No .:079-61200559 | 531, Support Mail id: ramprasad@auctiontiger.net, support@auctiontiger.net.
4. Bidders are advised to go through the website sme.rathi.com for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
5. For participating in e-auction sale the intending bidders should register their details with the Service Provider viz M/s. e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) well in advance and get the User ID and password. The password may be changed only on receiving it and logging in. Bidders are required to hold digital signature certificate for participating in the E-Auction at their own cost.
6. The immovable properties "SHALL NOT" be sold below the reserve price and the same shall be sold on an "As is where is", "As is what is" and "Whatever there is".
7. The successful bidder should deposit 25% of the bid amount (including EMD) on the next day of the sale, being knocked down in his/her/it favor and balance 75% of bid amount within 15 days after the sale date by RTGS/NEFT/Funds Transfer to the credit of A/C No. 00600340008138 as mentioned above, Anand Rathi Global Finance Limited, Mumbai through IFSC Code "HDFC0000060" or by Demand Draft /Pay Order in favor of Anand Rathi Global Finance Limited, payable at Mumbai.
8. In case of default in payment at any stage by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale, without any reference or recourse to such a bidder.



9. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable under related laws.

10. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her/it only.

11. Prospective bidders are advised to peruse the copies of Title deeds with ARGFL and verify the latest Encumbrance Certificate and other Revenue/Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrances, if any over the property.

12. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

13. The Authorized Officer may postpone/cancel the e- auction without assigning any reason therefor.

14. In case the e-Auction scheduled is postponed to a date before 30 days from the scheduled date of sale, it will be displayed on the website of the Service Provider.

Note: The intending bidders may contact Anand Rathi Global Finance Limited for ascertaining the details of property and also for inspection of property on the date fixed by ARGFL (Mr. Kapil Deshmukh, Phone: 9619768727), Email ID: kapildeshmukh@rathi.com / teamlegal@rathi.com.

Date: 04th August, 2023

Place: Mumbai

Anand Rathi Global Finance Limited



Authorized Officer