

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/302/2020-21

Date: 06th January, 2022

To,

<p><u>Name of the Borrower:</u> Better Builders and Infrastructure Private Ltd <u>Registered office:</u> Office at 5/5, Mathuradas Colony St. Anthony Street, Kalina, Santacruz (East), Mumbai-4000 98</p>	<p><u>Name of the Guarantors/ Mortgagor:</u></p> <p>1.Mr. Shyam Bali (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><u>Residential Address:</u> AA 38, Yashodham Enclave, Off. Film City Road, Goregaon (East),Mumbai - 400063.</p> <p>2.Mrs. Kumud Devraj Bali <u>Residential Address</u> AA 38, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai - 400063.</p> <p>3.Mr. Sanjiv 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>
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	<p>Residential Address: 702, Rajnigandha, CHSL, Gen. AK Vaidya Marg, Gokuldham, Goregaon (East) Mumbai - 400063.</p> <p>4.Mr. Umesh 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>And</p> <p>Residential Address 3101, Electra, Planet Godrej, 30, Keshavrao Khadye Marg, Jacob Circle, Mumbai - 400011.</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/030

Please Note that ARGFL have taken symbolic possession of the immovable property mentioned in Schedule-I and the publication of the said Notice in Active times (English) and Laksyadeep (Marathi) on 06th January, 2022 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 property mentioned in hereto.

Auction Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to ARGFL, the symbolic Possession of which has been taken by the Authorised Officer of ARGFL, on 5th January, 2022 will be sold on "As is where is", "As is what is" and "Whatever there is basis" on 7th February, 2022 towards recovery of **Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lakhs Eighty Three Thousand Nine Hundred Fifty Seven Only)** as on 25th

October, 2019 along with 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 Auction 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 11.00 AM on 7th February, 2022 by ARGFL.

The Auction notice is published in The Active Times (English) and Lakshyadeep (Marathi) on 6th January, 2022 inviting offers for sale containing particulars of the immovable property, 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

All piece and property situated at:

- (i) Flat No. 38/B admeasuring 861 square feet built up area on the ground floor of the building known as 'Yashodham Hill Top Residents Co-operative Housing Society Limited' situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No.98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban;
- (ii) Flat No.38/B-1 admeasuring 861 square feet built up area on 1st floor of the building known as 'Yashodham Hill Top Residents Co-operative Housing Society Limited' situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No.98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban;
- (iii) Flat No.38/A-1 adm. 861 square feet built up area on ground floor of the building known as 'Yashodham Hill Top Residents Co-operative Housing Society Limited' situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No.98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban; and
- (iv) Flat No.38/A-2 admeasuring 861 square feet built up area on 1st floor of the Building known as 'Yashodham Hill Top Residents Co-operative Housing Society Limited' situated at Yashodham Enclave, Goregaon (E), Mumbai 400063 on the land bearing CTS No.98 of Village Dindoshi in the Registration District & Sub District of Mumbai Suburban,

Yours Faithfully,
For Anand Rathi Global Finance Limited

Authorised Officer