

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/02/2022-23

Date: 18th June, 2022

To,

<u>Name of the Borrower:</u>	<u>Name of the Guarantor/ Mortgagor :</u>
Enkay Castle, through its Proprietor N. K. Bhupeshbabu Address: 505, Real Tech Park, Vashi, Navi Mumbai - 400705	1) N K Bhupeshbabu Address: Plot No. 151, Sector 8, Vashi, Navi Mumbai - 400703 2) Nineesh Babu Address: Plot No. 151, Sector 8, Vashi, Navi Mumbai - 400703

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/024

Please Note that ARGFL have taken physical possession of the immovable property mentioned in Schedule-I and the publication of the said Notice in Free Press Journal (English) and Navshakti (Marathi) on 06th May, 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 physical possession of which has been taken by the Authorised Officer of ARGFL, on 5th May, 2022, will be sold on "As is where is", "As is what is" and "Whatever there is basis" on 05th July, 2022 towards recovery of of Rs. 18,70,60,770/- (**Rupees Eighteen Crores Seventy Lakhs Sixty Thousand Seven Hundred and Seventy Only**) as on 6th February, 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 property 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 15 days to you, informing that the aforesaid immovable property which shall be sold by the undersigned at 11.00 AM on 05th July, 2022 by ARGFL.

The Auction notice is published in Free Press Journal (English) and Navshakti (Marathi) on 18th June, 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:

Immovable property bearing Office Nos. 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513 and 514 cumulatively admeasuring 702.85 sq. Mtrs. Carpet area along with 964.10 sq. mtrs. terrace area on 5th floor along with 4 open/stilt Car parking spaces in the Private Information Technology Park building known as 'REAL TECH PARK' on the Plot No 39/2, Sector 30A, Vashi IT Park, Navi Mumbai - 400705

Yours Faithfully,
For Anand Rathi Global Finance Limited

Authorised Officer

