

SALE NOTICE

By R. P. A. D /SPEED POST/COURIER/E-MAIL/HAND DELIVERY

Date: 23.06.2025

To,

1. **M/S HET PLASTICS,**
THROUGH ITS PROPRIETOR MR.PRAVIN PATEL,
GALA NO 4 AND 5 FIRST FLOOR, BLDG NO. B YASH COMPLEX,
SOANLE BHAGPAGON ROAD NEAR RAJLAXMI HITECH PARK,
LONAD THANE- 421302.

2. **MR.PRAVIN PATEL**
S/O LAXMAN PATEL
205, 2ND FLOOR, SHREE SAI SIDDHI CHS,
JIVDAYA LANE
OPP. JIVDAYA HOSPITAL
GHATKOPAR WEST
MUMBAI MAHARASHTRA 400086
MOBILE NO- 7039105486
EMAIL ID- HETPLATIC11@GMAIL.COM

3. **MRS. DHANI PRAVIN PATEL**
W/O PRAVIN PATEL
205, 2ND FLOOR, SHREE SAI SIDDHI CHS,
JIVDAYA LANE
OPP. JIVDAYA HOSPITAL
GHATKOPAR WEST
MUMBAI MAHARASHTRA 400086
MOBILE NO- 7039105409

SUBJECT: SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 OF 15 DAYS FOR SALE OF SECURED ASSET PROPERTY MORTGAGED WITH ADITYA BIRLA CAPITAL LIMITED ("SECURED CREDITOR").

REFERENCE: Loan Account No. ABMUMSTS000000708088

Dear Sir/ Madam,

It is to be noted that on account of amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all legal actions including the possession and sale of the mortgaged property mentioned in Schedule-I below, under Rule 9(1) of Security Interest (Enforcement) Rules, 2002 stands transferred to Aditya Birla Capital Limited, the amalgamated company. Accordingly, this notice is being issued under the by "Aditya Birla Capital Ltd" (hereinafter to be referred as Secured Creditor).

The Secured Creditor is serving upon you the borrowers namely "M/S HET PLASTICS, THROUGH ITS PROPRIETOR MR. PRAVIN PATEL, MR. PRAVIN PATEL S/O LAXMAN PATEL, MRS. DHANI PRAVIN PATEL W/O PRAVIN PATEL

the present notice for sale of the Secured Asset being "ALL THAT PIECE & PARCEL OF NON-AGRICULTURAL LAND BEARING SURVEY NO. 826, PLOT NO. 170, ADMEASURING 1530.25 SQ. MTRS. SITUATE, LYING AND BEING AT VILLAGE-MAHIM, TAL. PALGHAR, DIST. PALGHAR WITHIN "THE" LOCAL JURISDICTION OF GRAM PANCHAYAT MAHIM AND WITHIN THE JURISDICTION OF SUB REGISTRAR PALGHAR

SHOP NO. 04 ON GROUND FLOOR, ADMEASURING 145.09 SQ.FT. CARPET AREA I.E., 13.48 SQ.MTRS., BUSA 16.18 SQ.MTRS. IN BUILDING KNOWN AS "SRI BALLAESHWAR" STANDING ON ABOVE SAID LAND.

And ,

ALL THAT PIECE & PARCEL OF NON-AGRICULTURAL LAND BEARING SURVEY NO. 826, PLOT NO. 170, ADMEASURING 1530.25 SQ. MTRS. SITUATE, LYING AND BEING AT VILLAGE-MAHIM, TAL. PALGHAR, DIST. PALGHAR WITHIN "THE" LOCAL JURISDICTION OF GRAM PANCHAYAT MAHIM AND WITHIN THE JURISDICTION OF SUB REGISTRAR PALGHAR.

SHOP NO.05 ON GROUND FLOOR, ADMEASURING 154.50 SQ.FT. CARPET AREA I.E., 14.35 SQ. MTRS., BUSA 17.22 SQ. MTRS. IN BUILDING KNOWN AS "SRI BALLAESHWAR" STANDING ON ABOVE SAID LAND "Secured Asset") under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

1. That after availing the aforesaid loans the Borrowers committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
2. That thereafter, a demand notice dated **16 -SEPTEMBER-2024** U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon all the Borrowers, however, the Borrowers failed to make the payment of demanded amount i.e **RS. 22,29,087.14 /- (RUPEES TWENTY TWO LAKH TWENTY NINE THOUSAND EIGHTY SEVEN AND FOURTEEN PAISA ONLY)** due as on **13 -SEPTEMBER-2024** within 60 days from the date of the said notice and as such the secured creditor has taken physical possession of the Secured Asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
3. Therefore, in exercise of its right as a secured creditor under the provisions of the SARFAESI Act, 2002 and rules framed thereunder, the secured creditor has decided to put the Secured Asset on sale by way of public auction through E -auction Mode on **10th- July - 2025** in compliance of provisions of SARFAESI Act, 2002 and rules frame thereunder.
4. Further, please note that in consultation with the Secured Creditor the authorized officer of Secured Creditor has obtained valuation of the Secured Asset from an approved valuer in compliance of Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002 and fixed the reserve price of the Secured Asset is fixed as **mentioned below :-**

Property Address	RP	EMD
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SHOP NO. 04 ON GROUND FLOOR, ADMEASURING 145.09 SQ.FT. CARPRET ARE AI.E., 13.48 SQ.MTS., BUSA 16.18 SQ.MTS. IN BUILDING KNOWN AS "SRI BALLAESHWAR" STANDING ON ABOVE SAID LAND.	<u>10,64,000</u>	<u>1,06,400</u>
SHOP NO.05 ON GROUND FLOOR, ADMEASURING 154.50 SQ.FT. CARPRET AREA I.E., 14.35 SQ. MTRS., BUA 17.22 SQ. MTS. IN BUIDLING KNOWN AS " SRI BALLALESHWAR" STANDING ON ABOVE SAID LAND	<u>11,40,000</u>	<u>1,14,000</u>
	<u>INR 22,04,000/-</u>	<u>INR 2,20,400/-</u>

5. The inspection of the said secured asset can be done by requesting in advance to Authorized Officer of Secured Creditor between 11.00 AM to 01.00 PM. The offers for the said Secured Asset should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS as **Mentioned Above** as Earnest Money Deposit on or before **09th- July - 2025** at 12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall, Goregaon (East) Mumbai 400063. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of "Aditya Birla Capital Limited".
6. That this sale notice of 15 days, at pre-sale stage, is being given to the Borrowers in compliance Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid Secured Asset shall be put to sale, in whole, by holding public auction through e-auction mode on **"As is where is", "As is what is", and "Whatever there is" basis.**
7. That since the sale of Secured Asset will be effected by holding public auction through e-auction mode, the secured creditor shall cause a public notice as given under Security Interest (Enforcement) Rules, 2002, which is being published in two leading newspapers including one in vernacular language having wide circulation.
8. This Notice is being given to you the addresses in compliance of Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured asset shall be sold after 15 (Fifteen) clear days from this notice by way of E-Auction for all the above properties on **10th- July - 2025** or thereafter on some other day through E-Auction. A publication of a public notice for sale of secured asset is also being affected.

9. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e <https://abfl.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> and <https://BidDeal.in>

For Aditya Birla Capital Limited

Apoorva Danthi

(Authorized Officer)

Aditya Birla Capital Limited

12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall,

Goregaon (East) Mumbai 400063

SCHEDULE I

DESCRIPTION OF IMMOVABLE PROPERTIES IS AS UNDER: -

(FIRST SCHEDULE ABOVE REFERRED TO)

ALL THAT PIECE & PARCEL OF NON-AGRICULTURAL LAND BEARING SURVEY NO. 826, PLOT NO. 170, ADMEASURING 1530.25 SQ. MTRS. SITUATE, LYING AND BEING AT VILLAGE-MAHIM, TAL. PALGHAR, DIST. PALGHAR WITHIN "THE" LOCAL JURISDICTION OF GRAM PANCHAYAT MAHIM AND WITHIN THE JURISDICTION OF SUB REGISTRAR PALGHAR

AND ARE BOUNDED AS BELOW,

ON TOWARDS EAST- N.A

ON TOWARDS WEST- ROAD

ON TOWARDS SOUTH- PLOT NO.80

ON OR TOWARDS NORTH- PLOT NO 163.

(SECOND SCHEDULE ABOVE REFERRED TO)

SHOP NO. 04 ON GROUND FLOOR, ADMEASURING 145.09 SQ.FT. CARPET AREA A.I.E., 13.48 SQ.MTS., BUSA 16.18 SQ.MTS. IN BUILDING KNOWN AS "SRI BALLAESHWAR" STANDING ON ABOVE SAID LAND.

PROPERTY 2

(FIRST SCHEDULE ABOVE REFERRED TO)

ALL THAT PIECE & PARCEL OF NON-AGRICULTURAL LAND BEARING SURVEY NO. 826, PLOT NO. 170, ADMEASURING 1530.25 SQ. MTRS. SITUATE, LYING AND BEING AT VILLAGE-MAHIM, TAL. PALGHAR, DIST. PALGHAR WITHIN "THE" LOCAL JURISDICTION OF GRAM PANCHAYAT MAHIM AND WITHIN THE JURISDICTION OF SUB REGISTRAR PALGHAR

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For Aditya Birla Capital Limited

Apoorva Thomas Danthi
(Authorized Officer)

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Goregaon (East) Mumbai 400063