

APPENDIX- IV-A

[See proviso to rule 9(1) of the Security Interest (Enforcement) Rules, 2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s) and Mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor i.e. Aditya Birla Finance Limited, the physical possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** basis on **11.03.2025** for recovery of **Rs.9,38,15,739/- (Rupees Nine Crore Thirty-Eight Lakhs Fifteen Thousand Seven Hundred Thirty-Nine Only)** and **Rs.1,52,67,784/- (Rupees One Crore Fifty Two Lakhs Sixty Seven Thousand Seven Hundred and Eighty Four only)** by way of outstanding principal, arrears (including accrued late charges) aggregating to **Rs.10,90,83,523/- and interest till 1st July, 2019 & 21st June, 2019** for Loan Account Nos. ABFLMUMMLAP0000003433 & ABFLMUMMLAP00000038261 due to Aditya Birla Finance Limited (Secured Creditor) from the Borrowers/Co-Borrowers/ Mortgagors namely M/s. Csango Industries Private Limited, M/s. Pacific Link Export Industries Pvt. Ltd, M/s. Narang Developers Pvt.Ltd (through its Interim Resolution Professional, Mr. Rakesh Bothra), M/s. Bombay Isle Developers Pvt. Ltd, Shree Balaji Homes Pvt. Ltd, Amarchand Narang, Amit Narang, Gunit A Narang & Mona A Narang.

The Reserve Price will be **Rs.5,25,00,000/- (Rupees Five Crore Twenty-Five Lakhs Only)** and Earnest Money Deposit will be **Rs.52,50,000/- (Rupees Fifty-Two Lakhs Fifty Thousand Only)** for Secured Assets addresses mentioned below.

Property details mentioned herein below

All that part and parcel of property bearing Flat No 4A & 4B on 4th Floor, Narang Manor, 15th Road, Bandra (W) Mumbai—400050

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e.

<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 18.02.2025

Place: Mumbai

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**