

RE: SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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.

Notice is hereby given to the public in general and in particular to the Mortgagors (defined below) that the below described immovable properties mortgaged/charged to Piramal Capital and Housing Finance Limited ("**Secured Creditor**"), the symbolic possession of which has been taken by the authorized officer of the Secured Creditor, will be sold on an "As is where is", "As is what is", and "Whatever there is" basis on **October 11, 2024** for recovery of a sum of **Rs. 404,85,82,650/- (Rupees Four Hundred Four Crore Eighty-Five Lakh Eighty-Two Thousand Six Hundred Fifty Only)** due to the Secured Creditor from, inter alia, (i) Silver Birch Real Estate Developers Private Limited; and (ii) Angels Infracon Private Limited (collectively the "**Mortgagors**") as on **August 12, 2024**, along with further interest and charges payable to the Secured Creditor till the date of realization. The reserve price will be **Rs. 45,00,00,000/- (Rupees Forty-Five Crore Only)** and the earnest money deposit will be **Rs. 4,50,00,000/- (Rupees Four Crore and Fifty Lakhs Only)**. The Immovable Properties are described in the table hereinbelow:

Details of the secured debt	Demand Notice date and amount	Description of the Immovable Properties	Reserve price - Rs	Earnest Money Deposit Rs	Outstanding amount as on August 12, 2024
<p>1. Loan Code No.00034232</p> <p>Loan Amount: Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only).</p> <p>Amount disbursed: Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crore Only).</p> <p>Borrower: Radius Estate and Developers Private Limited</p> <p>Mortgagors: Silver Birch Real Estate Developers Private Limited, Angels Infracon Private Limited and Anr.</p>	<p>Dt: January 04, 2024, for the following amounts:</p> <p>1. Rs.384,54,57,650/- (Rupees Three Hundred and Eighty-Four Crores Fifty-Four Lakhs Fifty-Seven Thousand Six Hundred and Fifty Only) due to Piramal Capital and Housing Finance Limited.</p>	<p>Exclusive charge by way of registered mortgage on all that piece and parcel of land bearing Plot No. 24, CTS No. F/651 admeasuring about 476.6 square metres, Town Planning Scheme-III Bandra of Village Pali, Taluka Andheri, lying and being situated at 16th road, Bandra West, Mumbai 400 050 along with present and future construction thereon including 11 (eleven) flats in the building known as 'Bandra Akhil', details whereof are set out in Annexure "B" hereto.</p>	<p>Rs. 45 Crores</p>	<p>Rs. 4.50 Crores</p>	<p>Rs. 404,85,82,650/- (Rupees Four Hundred Four Crore Eighty-Five Lakh Eighty-Two Thousand Six Hundred Fifty Only)</p>



Details of the secured debt	Demand Notice date and amount	Description of the Immovable Properties	Reserve price - Rs	Earnest Money Deposit Rs	Outstanding amount as on August 12, 2024
		Exclusive charge by way of registered mortgage on all that piece and parcel of land bearing Plot No. 25, CTS No. F/662 admeasuring about 627.10 square metres, Town Planning Scheme-III Bandra of Village Pali, Taluka Andheri, lying and being situated at 16th road, Bandra West, Mumbai 400 050 along with present and future construction thereon including 10 (ten) flats in the building known as 'Park Avenue', details whereof are set out in Annexure "A" hereto.			

Annexure "A"

(Details of the flats in the building known as 'Park Avenue')

Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
1.	401	891 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	7	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos.	Fourth



Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
						31 to 35 (both inclusive)	
2.	501	950 square feet carpet area	1 open car parking space	Silver Birch Real Estate Developers Private Limited	6	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 26 to 30 (both inclusive)	Fifth
3.	G-1	800 square feet carpet area together with an exclusive right to open garden space admeasuring 1199.62 square feet	1 (one) enclosed garage being garage no. 2 admeasuring approximately 250 square feet in the said Building	Silver Birch Real Estate Developers Private Limited	3 and 13	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 11 to 15 (both inclusive) and 5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 46 to 50 (both inclusive)	Ground
4.	Garage No.1 (also referred to as Flat No. G-01)	250 square feet	-	Silver Birch Real Estate Developers Private Limited	11	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 46 to 50 (both inclusive)	Ground
5.	301	950 square feet carpet area	1 open car parking space	Silver Birch Real Estate Developers Private Limited	16	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 41 to 45 (both inclusive)	Third
6.	601	875 square feet carpet area	1 (one) open rotational car parking space	Silver Birch Real Estate Developers	15	5 (five) fully paid-up shares of Rs. 50/- each bearing	Sixth



Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
				Private Limited		distinctive nos. 1 to 5 (both inclusive)	
7.	101	800 square feet carpet area (as per title documents) and 1,000 square feet carpet area (as per physical measurement)	1 open car parking space	Silver Birch Real Estate Developers Private Limited	12	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 6 to 10 (both inclusive)	First
8.	102 along with attached terrace	approximately 740 square feet carpet area	1 open car parking space	Silver Birch Real Estate Developers Private Limited	5	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 21 to 25 (both inclusive)	First
9.	G-2	580 square feet	-	Silver Birch Real Estate Developers Private Limited	4	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive no. 16 to 20 (both - inclusive)	Ground
10.	201	810 square feet carpet area together with adjoining open terrace admeasuring approximately 60 square feet		Angels Infracon Private Limited	8	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 36 to 40 (both inclusive)	Second



Annexure "B"

(Details of the flats in the building known as 'Bandra Akhil')

Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
1.	1	300 square feet	-	Silver Birch Real Estate Developers Private Limited	1	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 1 to 5 (both inclusive)	Ground
2.	2	254 square feet	1 open car park	Silver Birch Real Estate Developers Private Limited	2	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 6 to 10 (both inclusive)	Ground
3.	3	300 square feet of carpet area (as per physical survey) and 480 square feet of built up area (as per the title documents)	Garage measuring 200 square feet carpet area bearing no.2 in the compound of the building	Silver Birch Real Estate Developers Private Limited	3	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 11 to 15 (both inclusive)	Ground
4.	4	228.37 square feet carpet area (as per physical survey) and 350 square feet built up area (as per title documents)	1 open car park	Silver Birch Real Estate Developers Private Limited	4	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 16 to 20 (both inclusive)	Ground
5.	5	505.55 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	5	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive no. 21 to 25 (both inclusive)	First



Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
6.	6	380 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	6	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive no. 26 to 30 (both inclusive)	First
7.	7	486 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	7	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 31 to 35 (both inclusive)	First
8.	8	724 square feet carpet area	1 garage admeasuring 180 square feet carpet area	Silver Birch Real Estate Developers Private Limited	8	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 36 to 40 (both inclusive)	Second
9.	9	658 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	9	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 41 to 45 (both inclusive)	Second
10.	10	710 square feet of carpet area (as per physical measurement) and 800 square feet of built-up area (as per title documents) together with an attached open terrace admeasuring approximately 200	1 open car park	Silver Birch Real Estate Developers Private Limited	10	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 46 to 50 (both inclusive)	Third



Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
		square feet (as per title documents)					
11.	11	475.26 square feet carpet area	1 open car park	Silver Birch Real Estate Developers Private Limited	11	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 51 to 55 (both inclusive)	Third

A bidder will have to be bid for both the Immovable Properties and therefore only a consolidated bid will be considered.

Date Of E-Auction: **October 11, 2024**, From **11:00 AM IST To 03:00 PM IST** (WITH AN EXTENSION OF 5 MINUTES EACH);

Last Date of Submission of Bid: **October 07, 2024, before 04:00 PM IST.**

For detailed terms and conditions of the sale of the aforesaid Immovable Properties, please refer to the link provided in <https://www.piramalfinance.com/e-Auction.html> / <https://sarfaesi.auctiontiger.net> or email us on support@auctiontiger.net / Chandan.Sakhalkar@piramal.com & ramprasad@auctiontiger.net

Date: September 06, 2024

Place: Mumbai

