

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/ Guarantors that the below described immovable properties mentioned in Schedule I (Secured Asset(s)) inter alia secured to Anand Rathi Global Finance Limited ["ARGFL"] (Secured Creditor), the Physical Possession of which has been taken by the Authorised Officer of ARGFL. The Secured Asset (s) shall be sold through e-auction on **30th March 2026** on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum 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 and the contractual interest thereon and other cost and charges and credits if any till the date of realisation from Borrower/Guarantors as mentioned below:

<p><u>Name of the Borrower:</u> Better Builders And Infrastructure Private Limited <u>Registered office:</u> Office at 5/5 Mathuradas Colony, St. Anthony Street, Kalina, Santacruz (East) Mumbai – 400098</p> <p><u>Also at:</u> Site Address :- Shop.No.9 "Parijat Tower Village Tungva Saki Vihar Road Mumbai 400072</p>	<p><u>Name of the Guarantor/ Mortgagor :</u></p> <p>1. All the legal heirs of Mr. Shyam Bali (Since Deceased) 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>Also at:</u> Site Address :- Shop.No.9 "Parijat Tower Village Tungva Saki Vihar Road Mumbai 400072</p> <p><u>Residential Address:</u> AA 38, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai – 400063.</p> <p>2. All the legal heirs of Mrs. Kumud Devraj Bali (Since Deceased) Wife of Deveraj Bali</p> <p><u>Residential Address</u> AA 38, Yashodham Enclave, Off. Film City Road, Goregaon (East), Mumbai – 400063.</p> <p>3. Mr. Sanjiv Bakshi Son of Avtarkrishan 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> <p><u>Also at:</u> Site Address :- Shop.No.9 "Parijat Tower Village Tungva Saki Vihar Road Mumbai 400072</p>
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	<p>Residential Address: 702, Rajnigandha, CHSL, Gen. A.K.VaidyaMarg, Gokuldham, Goregaon (East), Mumbai -400063..</p> <p>4. Mr. Umesh Vyas Son of Mr. Jansukhlal 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>Also at: Site Address :- Shop.No.9 "Parijat Tower Village Tungva Saki Vihar Road Mumbai 400072</p> <p>Residential Address 3101, Electra, Planet Godrej, 30, Keshavrao Khadye Marg, Jacob Circle, Mumbai – 400011.</p>
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The Secured Asset(s) shall be sold in "Online e-Auction through website <https://sarfaesi.auctiontiger.net> on **30th March 2026** for recovery under Loan A/c No. ARGFL/CF/30 for an amount of total Outstanding 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 and the contractual interest thereon and other cost and charges and credits if any till the date of realization from Borrower/Guarantors. The Borrower's attention is invited to the provisions of sub-section (8) of Section 13 of the Act in respect of the time available to redeem the secured assets.

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.

Reserve Price	Rs.39,00,00,000/- (Rs. Thirty Nine Crores Only)
Earnest Money Deposit	10% of the Reserve Price with respect to unit as mentioned in Schedule I
Bid increment Amount	Rs.3,00,000/- or in such multiples as permitted by the Secured Creditor for the unit as mentioned in Schedule I.
Date and Time for Inspection of title documents and the immovable properties mentioned in Schedule I	25 th March 2026 (Timing 11.00 AM to 02.00 P.M.)
Date and Time for submission of Tender form along with KYC documents / Proof of EMD etc.	27 th March, 2026 before 5.00 PM
Date & time of opening of online offers	30th March, 2026 at 11.00 AM to 03.00 PM

Note: The intending bidder/purchaser may visit Anand Rathi Group website www.rathi.com for detail terms and conditions regarding auction proceedings.

This Publication is also 30 days notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/ Guarantors.

Date: 26th February 2026

Place: Mumbai



Authorised Officer

Anand Rathi Global Finance Limited

Terms and Conditions of the E-auction are as under:

1. Auction/bidding shall only be through "online electronic mode" through the website of the Service <https://sarfaesi.auctiontiger.net> M/s e-Procurement Technologies Limited -Auction Tiger is the Service Provider which will arrange to provide the e-auction platform.
2. The bidders may participate in e-auction for bidding with respect to a single unit or multiple units with respect to Secured Asset(s) as mentioned in Schedule I as they may so desire from their place of choice internet connectivity shall have to be ensured by bidder himself with respect to each unit. ARGFL /Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
3. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider viz M/s e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) <https://sarfaesi.auctiontiger.net>, Contact Person: Mr. Ram Sharma - 8000023297, Help Line No. : 79 35022182/160, Support Mail id: ramprasad@auctiontiger.net, support@auctiontiger.net.
4. Bidders are advised to go through the website www.rathi.com for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
5. For participating in e-auction sale the intending bidders should register their details with the Service Provider viz M/s. e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) well in advance and get the User ID and password. The password may be changed only on receiving it and login in. Bidders are required to hold digital signature certificate for participating in the E-Auction at their own cost.
6. The Secured Asset(s) "SHALL NOT" be sold below the reserve price and the same shall be sold on an "As is where is", "As is what is" and "Whatever there is".
7. The successful bidder should deposit 25% of the bid amount (including EMD) on the next day of the sale, being knocked down in his/her/it favor and balance 75% of bid amount within 15 days after the sale date by RTGS/NEFT/Funds Transfer to the credit of A/C No. **00600340008138** as mentioned above, Anand Rathi Global Finance Limited, Mumbai through IFSC Code "**HDFC0000060**" or by Demand Draft /Pay Order in favor of Anand Rathi Global Finance Limited, payable at Mumbai.



8. In case of default in payment at any stage by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale, without any reference or recourse to such a bidder.
9. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable under related laws.
10. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her/it only.
11. Prospective bidders are advised to peruse the copies of Title deeds with ARGFL and verify the latest Encumbrance Certificate and other Revenue/Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrances, if any over the property.
12. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
13. The Authorised Officer may postpone/cancel the e- Auction without assigning any reason therefor.
14. In case the e-Auction scheduled is postponed to a date before 30 days from the scheduled date of sale, it will be displayed on the website of the Service Provider.

Note: The intending bidders may contact Anand Rathi Global Finance Limited for ascertaining the details of property and also for inspection of property on the date fixed by. ARGFL (Mr. Sanjeev Chaurasia, Phone: +91 9820761289,) Email ID: sanjeevchaurasia@rathi.com/cf@rathi.com .

Date: 26th February 2026
Place: Mumbai



Authorised Officer
Anand Rathi Global Finance Limited

