

“APPENDIX- IV-A”

[See proviso to rule 8 (6) r/w proviso rule 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets 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 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage properties will be sold through E-Auction on “As is where is”, “As is what is”, and “Whatever there is” basis on **12th March, 2024 for recovery of Rs.6,15,62,724.82/- (Rupees Six Crores Fifteen Lakhs Sixty-Two Thousand Seven Hundred Twenty-Four and Paise Eighty Two Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on **28-04-2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers/Mortgagors** namely, **1. M/s RAHUL TRADING COMPANY (Borrower), Proprietorship Concern represented by its Proprietor Mr. Navneet Gupta, 2. NAVNEET GUPTA (Proprietor/Mortgagor/Guarantor), 3. LEENA GUPTA (Guarantor/ Mortgagor), 4. CHANDER GUPTA (Guarantor/ Mortgagor), 5. NEELAM GUPTA (Guarantor), 6. M/s C.G. TRADING COMPANY (Guarantor), Proprietorship Concern represented by its Proprietor Mr. Chander Gupta.** The reserve price will be **Rs.8,90,35,808/- (Rupees Eight Crores Ninety Lakhs Thirty-Five Thousand Eight Hundred and Eight Only)** and the earnest money deposit will be **Rs.89,03,580.80/- (Rupees Eighty-Nine Lakhs Three Thousand Five Hundred Eighty and Paise Eighty Only)** for **PROPERTY-1** mentioned below. Whereas the reserve price will be **Rs.62,00,955/- (Rupees Sixty-Two Lakhs Nine Hundred and Fifty-Five Only)** and the earnest money deposit will be **Rs.6,20,095.50/- (Rupees Six Lakhs Twenty Thousand Ninety-Five and Paise Fifty Only)** for **PROPERTY-2** mentioned below.

Description of the Immovable Properties

PROPERTY-I

All that piece and parcel of land located at Village- Kumhari, P.H. No. 46, Revenue Circle, Ahi Bara Development Block Dhamdha, Tehsil – Damdha, District – Durg (C.G.), land under possession and ownership Agricultural land (duly converted to commercial), Nature – Non Irrigated Bhata, Khasra No. 1450/3, and 1450/6 (remaining part), Area – 0.206 hectare i.e., 0.51 acre rent Rs.0.60 which is situated at a distance at more than 400 ft of G.E Road (Main Road) and which has been shown in the Patwari Map annexed to the

Deed (which will be annexed as separable part of the Deed). There is no tree, well, etc. in the land, the land is within the area of Municipal Corporation and butted and bounded as:

On the North: Land of the Family of Owner
On the South- Land of the Family of Owner
On the East- Land of Owner
On the West- Land of Railway

PROPERTY-II

All that part and parcel of the property being apartment constructed within the land parcel D 7, Sector 30 Naya Raipur situated at Village – Nawagaon, P.C No. 18, RIC- Mandir Hasaud, Naya Raipur, Tahsil- Aarang, Dist. Raipur C.G bearing Apartments No. 802, 4BHK, Floor 8th of Block “A” Tower- 1, Mayfair having area under possession 2510 sq.ft. carpet area 1865 sq. ft. (owned by Shri. Navneet Gupta) butted and bounded as:

On the North: By Open Space
On the South: By Open Space
On the East: By Open Space
On the West: Stair Case Lobby

Including an undivided proportionate share in all that piece and parcel of land/surface comprised in Khasra No. 650/2, 651, 652, 653, 654, 655, 656, 657, 658 and 670 total 255388 sq.ft. covered by G.T life spaces D-7, Sector- 30, Naya Raipur (C.G) butted and bounded as:-

On the North: Plot No. D-6
On the South: Plot No. D-8 and Green Area
On the East: 9M wide spill and Green Area
On the West: 24M wide Road

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website ie. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 20th February, 2024

Place: Kumhari-Durg & Raipur [Chhattisgarh]

Authorized Officer

For Aditya Birla Finance Limited