

By Speed Post/ Email

Notice of Sale of Immovable Properties under SARFAESI Act

Date: 16.04.2025

To,

1. MR.ASHOK KUMAR,
S/O MR.GANPAT RAM
2. MRS. JYOTI TANEJA,
W/O ASHOK KUMAR,
3. MR. MANAV TANEJA,
S/O MR.ASHOK KUMAR,

ALL AT: -

254,4, RAMNAGAR, ROORKEE,
HARIDAWAR,ROORKEE,
UTTARAKHAND 247667.
MOBILE- 7668206205
EMAIL ID- TANEJAASHOK348@GMAIL.COM

254,4, RAMNAGAR, ROORKEE,
HARIDAWAR,ROORKEE,
UTTARAKHAND 247667.
MOBILE- 9045395837
EMAIL ID- TANEJAASHOK348@GMAIL.COM

156, GALI NO 4,
RAM NAGAR,ROORKEE,
HARIDWAR,UTTRAKHAND 247667.
MOBILE- 7017877176
EMAIL ID- TANEJADHABAL175@GMAIL.COM

Ref: Loan A/C No. **ABN RSTS000000753494**

Subject: Notice of Sale of Immovable Properties under SARFAESI Act

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 11.03.2025 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).

As per the provisions of the of Security Interest (Enforcement) Rules, 2002 and in accordance with the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002, we hereby notify you that Secured Creditor has taken possession of the immovable properties mortgaged by **MR.ASHOK KUMAR, S/O MR.GANPAT RAM, MRS. JYOTI TANEJA W/O ASHOK KUMAR, MR. MANAV TANEJA S/O MR.ASHOK KUMAR**, The immovable properties described as Secured Asset, situated at "**ALL THAT THREE SHOPS SITUATED ON FIRST FLOOR FORMING PARTY PROPERTY BEARING NO. 254, RAMNAGAR ROORKEE, HARIDWAR AREA MEASURING 373.728 SQ.FT., WITH THE ROOF RIGHT**" (hereinafter referred to as "the property")" will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on **23- MAY -2025** for the purpose of recovering dues amounting **RS. 55,81,507/- (RUPEES FIFTY FIVE LAKH EIGHTY ONE THOUSAND FIVE HUNDRED AND SEVEN ONLY)** due as on **07-JUNE-2024**, along with further interest and expenses accrued till the date of realization.

Please note that as of the date of publication of the enclosed Notice, your right of redemption stands extinguished automatically. Henceforth Aditya Birla Capital Limited being Secure Creditor is fully entitled to recover the outstanding amount till the date of realization and intends to proceed with the sale of the aforementioned properties as per the Provisions of the Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale, please refer to the link provided on ABCL's website:

Enclosed is the Sale Notice dated _____ in the two Leading Newspapers as Annexure -1 & 2.

For

Aditya Birla Capital Limited,
Authorised Officer.