

**(Appendix IV-A)**  
**[See proviso to rule 8(6)]**  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) 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 Borrower(s) and Guarantor(s) that the below listed immovable properties ["Secured Asset(s)] mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited ("Secured Creditor"), will be sold on "As is where is", "As is what is", and "Whatever there is" on **14.11.2024** for recovery of **Rs.10,34,73,106/- (Rupees Ten Crore Thirty Four Lakhs Seventy Three thousand One Hundred Six)** as on **17.09.2024**, due to the Aditya Birla Finance Limited, secured creditor from **Borrowers** namely as 1. **M/s RAHUL TRADING COMPANY (Borrower), a 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), a Proprietorship Concern represented by its Proprietor Mr. Chander Gupta.**

The Reserve Price for the sale of the mortgaged properties (More fully described hereinafter in the schedule below) are set as follows: Property 1, an industrial property at Kumari Chowk, G.E. Road, Raipur 492001, is priced at **Rs. 7,21,19,004;** Property 2, Flat No. 802 on the 8th floor of G.T. Life Space, Sector 30, Khapri-2, Naya Raipur, is priced at **Rs. 50,22,774;** and Property 3, Apartment No. Coral-802 on the 8th floor of Coral Tower, Group Housing Complex, Ourania, Sector 53, Gurugram, Haryana, is priced at **Rs. 3,25,36,912.** The total aggregated Reserve Price for these properties amounts to **Rs. 10,96,78,690 (Rupees Ten Crore Ninety-Six Lakhs Seventy-Eight Thousand Six Hundred Ninety only).** The Earnest Money Deposit (EMD) for each property is as follows: Rs. 72,11,900.40 for Property 1, Rs. 5,02,277.40 for Property 2, and Rs. 32,53,691.20 for Property 3. Therefore, the total EMD required for all properties is **Rs. 1,09,67,869 (Rupees One Crore Nine Lakh Sixty-Seven Thousand Eight Hundred Sixty-Nine only).**

**SCHEDULE**  
**(Description of Secured Assets)**

**Property 1** - All that piece and parcel of land located at Village- Kumhari, P.H. No. 46, Revenue Inspector Mandal Ahiwara, Development Block- Dhamdha, Kanji house Ward no.14, Plot Khasra No. -1450/3-4(0.50), 1450/3 & 1450/6(part) (0.206), 1450/3 part (0.208), R.N.M- Ahiwara, Tehsil- Dhamdha, District- Durg, Chattisgarh- 491001, butted and bounded as: On the North: Own Property, On the South- Own Property, On the East- Own Property, On the West- Railway's Property.

**Property 1A** - All that piece and parcel of land located at Village- Kumhari, P.H. No. 46, Revenue Circle Ahi Bara, Tehsil-Dhamdha, District- Durg (C.G), Municipality Kumhari, Khasra No. 1448 covering an area of 0.129 hectares i.e. 0.32 acres rent 47, Khasra Nos. 1450/3 and 1450/4 covering an area of 0.371 hectares i.e., 0.91 acre rent 57 pari and khasra No. 3 covering an area of 0.50 hectare i.e. 1.23 acre rent 72 which is situated at a distance of about 4 k.m. from the public office, 1.5 k.m. from Railway Station, 0.5. k.m. from the market and 0.15 k.m. from G.E. Road from Kapra Bazar to Hanuman Mandir 0.15 K.M. and butted and bounded as: On the North: Land of Lakshman Hinduja, On the South- Land of Railway, On the East- M/s Batra Iron, On the West- M/s Batra Iron

**Property 1B** - All that piece and parcel of land located at Mouza- Kumhari, Pa.Ha. No. 46, Revenue Inspector Circle Ahi Bara, Tehsil-Dhamdha, District- Durg (C.G), Land under the Possession and Ownership Agricultural Land, Nature- Non-Irrigated Single Cropping Land adjoining to the Village, Khasra No. 1450/3, Area-0.208 hectare i.e., 0.52 decimals rent Rs. 0.50 which is situated at a distance of approximately 30 metres from the Main Road. The land is butted and bounded as: On the North: Kaccha road and Land of Chander Gupta, On the South- Land of family of Chander Gupta, On the East- Land of family of Chander Gupta, On the West- Land of Minor Sambhab.

**Property No. 2**

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 follows: 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 follows: 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.

**Property No. 3** - Residential Apartment bearing No. CORAL - 802 having an approximate super area of 192.8 square meters (i.e.2074 square feet approximately) located on the 8th floor in multi-storied Tower CORAL of the Group Housing Complex known as 'Ourania' situated in the revenue estate of village Wazirabad, Sector- 53, Tehsil & District Gurugram (Haryana) with one Car Parking space No.-A-7 along with undivided proportionate interest in land underneath the said Building in which the said Apartment is located calculated in the ratio in which the super area of the said Apartment bears to total super area of all the apartments/ units in the said building, owned by Mrs. Leena Gupta.

**For Aditya Birla Finance Limited**

**Sd/-**  
**(Authorised Officer)**

**Known encumbrance:** None.

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>. The date of inspection of all movables lying at the secured immovable property will be 11.11.2024.

**Date :- 26.10.2024**

**Aditya Birla Finance Limited**

**Place: - Kolkata**

**Authorised Officer**

