

**“APPENDIX- IV-A”**

[See proviso to Rule 9(1) Security Interest (Enforcement) Rules, 2002]

**Sale Notice For Sale of Immovable Property**

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 9(1) 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 property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **21<sup>st</sup> of Feb 2024** for recovery of Rs. 10,60,93,622/- (Rupees Ten Crore Sixty Lakh Ninety Three Thousand Six Hundred Twenty Two Only) as on **30 Oct 2022** and further interest, all TDS Calculations, Pre-Payment Charges and other expenses thereon till the date of realization of complete Outstanding amount due to the Secured Creditor from Borrowers/co-Borrowers namely **Classic Polymers, Classic Fabrics, Classic Laminates, Raman Singla and Smiely Singla**. The details of **Reserve Price and Ernest Money Deposit** are mentioned below:-

<b><u>Property</u></b>	<b><u>Reserve Price</u></b>	<b><u>Property Address</u></b>	<b><u>Ernest Money Deposit</u></b>
Property no. 1	Rs 76,58,218.00 ( Rupees Seventy Six lakh Fifty Eight Thousand Two Hundred Eighteen Only)	House No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab- 143526”	Rs 7,65,821.8( Rupees Seven Lakh Sixty Five Thousand Eight Hundred Twenty One and Eight Paise )
Property no. 2	Rs 3,50,10,886.00 ( Rupees Three Crore Fifty Lakh Ten Thousand Eight Hundred Eighty Six Only)	House No. 264 R, Model Town, Ludhiana, Punjab- 141002”	Rs 35,01,088.6 ( Rupees Thirty Five Lakh one Thousand Eighty Eight and six paise)
Property No. 3	Rs 67,19,404.00 ( Rupees Sixty Seven Lakh Nineteen Thousand Four Hundred Four Only)	Plot No. 72, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010	Rs 6,71,940.4( Rupees Six Lakh Seventy One Thousand Nine Hundred Forty and Four Paise Only)
Property No. 4	Rs 72,80,596.00 ( Rupees Seventy Two Lakh Eighty Thousand Five Hundred Ninety Six Only)	Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab	Rs 7,28,059.6 ( Rupees Seven Lakh Twenty Eight Thousand Fifty Nine and Six Paise Only )

**Short description of the immovable properties:**

All That Part & Parcel of the Mortgage Property bearing no.

Property No. 1 - House No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab- 143526”

&

Property No. 2 - House No. 264 R, Model Town, Ludhiana, Punjab- 141002”

&

Property No. 3 - Plot No. 72, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010

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Property No.4- Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website  
i.e. [www.adityabirlafinance.com](http://www.adityabirlafinance.com) or <https://sarfaesi.auctiontiger.net>

Date: 02.02.2024

Place: Ludhiana, Punjab

Jeewan Jyoti,  
(Authorised Officer)  
Aditya Birla Finance Limited)