



SPEED POST/COURIER/E-MAIL

Dated: 27.03.2021

**Notice under Proviso to Rule 9(1) of Security Interest
(Enforcement) Rules, 2002**

1. Mothers Pride Education Personna Pvt.
Ltd., Having Address at:- 11/77, West
Punjabi Bagh, Delhi-110026.
Email:-Kamal@presidiumonline.com
Email:-Mpeppl2004@gmail.com
Contact details:-9711209375
2. M/s. Marvel Infra Projects Pvt. Ltd.,
R/O A-119, Ground Floor, Merra Bagh,
Paschim Vihar, West Delhi, Delhi-110063.
Email:-marvelinfraprojects2010@gmail.com
Contact details:- 9311249199
3. Mrs. Raj Rani Gupta,
R/o A-172, Outer, Ring Road, Merra Bagh,
Paschim Vihar, West Delhi, Delhi-110063.
Contact details:-9873308492
4. Mr. Mahesh Kumar Bansal,
R/o C-1/ 25, Near Sadar Colony,
Sector-16, Rohini, North West Delhi,
Delhi-110089.
Contact details:-9711209375,
9311249199.





5. Mrs. Sudha Gupta,
R/o A-172, Outer Ring Road,
Merra Bagh, Paschim Vihar,
West Delhi, Delhi-110063.
Contact Details:-9873308492
6. Mr. Prateek Gupta,
R/o A-172, Outer Ring Road,
Merra Bagh, Paschim Vihar, West Delhi,
Delhi-110063.
Contact Details:-9873308492
7. Mrs. Paras Gupta,
R/o A-172, Outer Ring Road,
Merra Bagh, Paschim Vihar,
West Delhi, Delhi-110063.
Contact Details:-9871030292
8. Ms. Rubal,
R/o 54 A Janta Flats, LAL QTRS,
Punjabi Bagh West, Delhi-110026.
Contact Details:-9654022863



SUBJECT: NOTICE UNDER PROVISIO TO RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 OF 15 DAYS FOR SALE OF SECURED ASSET I.E. PROPERTY BEARING NO.119, ENTIRE BASEMENT AND ENTIRE GROUND FLOOR, AREA MEASURING 300 SQ YARDS, BLOCK-A, JANTA CO-OPERATIVE HOUSE BUILDING SOCIETY, LTD., MEERA BAGH, PASCHIM VIHAR, NEW DELHI-110063

Dear Sir,

1. Aditya Birla Finance Limited (hereinafter as 'ABFL') had served a demand notice dated 27.05.2020 under Section 13(2) of the SARFAESI Act, 2002 and rules framed
Aditya Birla Finance Limited
(A subsidiary of Aditya Birla Capital Ltd.)
Plot No. 17, 1st Floor, Vijaya Bank Building, Barakhamba Road,
New Delhi - 110 001.
+91 11 4738 8800 | (F) +91 11 4738 8500 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat -362 266

CIN: U65990G1991PLC064603

Page 2 of 4





thereunder upon you the above named Borrowers/Co-Borrowers/Guarantors for payment of the outstanding amount of Rs.2,70,19,127/- as on 08.05.2020 within a period of 60 days from the date of the said notice.

2. That despite service of the said demand notice dated 27.05.2020, you, the above named Borrowers/Co-Borrowers/Guarantors have failed to discharge in full the liabilities within 60 days of the said notice. As such, the authorized officer of Aditya Birla Finance Limited took the actual/physical possession of the secured asset i.e. property being all part and parcel of **“Property bearing No.119, Entire Basement and Entire Ground Floor, area measuring 300 sq yards, Block-A, Janta Co-operative House Building Society, Ltd., Meera Bagh, Paschim Vihar, New Delhi-110063”**
3. That after due compliance of the relevant & applicable Rules of Security Interest (Enforcement) Rules, 2002 including service of a 30 days’ notice dated 01.12.2020 upon you, as required under Rule 8(6) of the Rules, the concerned secured asset was put to e-auction (**First Auction**), at Reserve Price of Rs.3,25,82,250/- for Property bearing No.119, Entire Basement and Entire Ground Floor, area measuring 300 sq yards, Block-A, Janta Co-operative House Building Society, Ltd., Meera Bagh, Paschim Vihar, New Delhi-110063 by way of publishing the public sale notice in two leading newspapers i.e. one in Hindi language in Jansatta on 10.12.2020 and other in English language in Financial Express on 10.12.2020, having sufficient circulation in Delhi and NCR. However, despite publication of the Public Sale notice in accordance with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002 and giving wide publicity, the said auctions failed. You have also failed to tender the amount of outstanding dues of ABFL, i.e. the secured creditor together with all costs, charges and expenses incurred by the secured creditor at any time before the date of publication of notice for public auction.
4. That on failure of the public auctions/e-auctions, ABFL i.e. the secured creditor has decided to sell the concerned secured asset/scheduled property by way of second Public E-Auction as provided under Rule 8(5)(c) of the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 on **“AS IS WHERE IS”, “AS IS WHAT IS”, BASIS** on 20.04.2021, for recovery of Rs. 3,06,36,808/- due to the Secured creditor from Mothers Pride Education Personna Pvt. Ltd. The reserve price for the sale of the scheduled property i.e. Property bearing No.119, Entire Basement and Entire Ground Floor, area measuring 300 sq yards, Block-A, Janta Co-operative House Building Society, Ltd., Meera Bagh, Paschim Vihar, New Delhi-110063 is fixed at Rs 2,51,00,000/- (Rupees Two Crores Fifty One Lakhs Only). The said secured asset shall not be sold below the reserve price.
5. Your attention is also invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Aditya Birla Finance Limited

(A subsidiary of Aditya Birla Capital Ltd.)

Plot No. 17, 1st Floor, Vijaya Bank Building, Barakhamba Road,
New Delhi - 110 001.

+91 11 4738 8800 | (F) +91 11 4738 8500 | Toll-free number 1800-270-7000

care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266

CIN: U65990GJ1991PLC064603



Aditya Birla Finance Ltd.

(A subsidiary of Aditya Birla Capital Ltd.)



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

6. This 15 days' Notice is being given to you, the addresses, in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured asset shall be sold after 15 clear days from the date of this notice by way of Public E-Auction on 20.04.2021 at 1st Floor Vijaya Building, N-17, Barakhamba Road, New Delhi-110001 at 11am.

Yours Sincerely,



Mr. Chitresh B.
(Authorized Officer)
For Aditya Birla Finance Limited

Aditya Birla Finance Limited

(A subsidiary of Aditya Birla Capital Ltd.)

Plot No. 17, 1st Floor, Vijaya Bank Building, Barakhamba Road,
New Delhi - 110 001.

+91 11 4738 8800 | (F) +91 11 4738 8500 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603

Page 4 of 4



PS 597342