

By Speed Post/ Email

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

Date: 12.08.2024

To,

1. Anil Gupta HUF (Borrower);

Through its Karta Mr. Anil Ramakant Gupta
Flat No. 202, Shubhalaxmi Niwas, Plot No. 22
Dhantoli, Nagpur- 440012

Also at:

Apartment No. B-404, House No. 41, Ward No. 04,
Mouza Dhantoli, Nagpur- 440012

Also at:

BS/5-6, Silver Palace, Opp Yashwant Stadium,
Dhantoli, Nagpur- 440012

2. Mr. Anil Ramakant Gupta (Co-Borrower)

Flat No. 202, Shubhalaxmi Niwas, Plot No. 22
Dhantoli, Nagpur- 440012

3. Ms. Smita Anil Gupta (Co-Borrower)

Flat No. 202, Shubhalaxmi Niwas, Plot No. 22
Dhantoli, Nagpur- 440012

4. Anurag Anil Gupta (Co-Borrower)

Flat No. 202, Shubhalaxmi Niwas, Plot No. 22
Dhantoli, Nagpur- 440012

5. Aniket Anil Gupta (Co-Borrower)

Flat No. 202, Shubhalaxmi Niwas, Plot No. 22
Dhantoli, Nagpur- 440012

6. M/s. Buwaniwala Systems Private Limited (Co-Borrower)

GS 35, Shubhalaxmi Niwas, Plot No. 22,
Dhantoli. Nagpur- 440012

Also at:

BS/5-6, Silver Palace, Opp Yashwant Stadium,
Dhantoli, Nagpur- 440012

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Goregaon (East), Mumbai - 400063.

Tel: +91 22 4356 7100 | Toll-free no.: 1800-270-7000

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



Registered Office:

Indian Rayon Compound,
Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603



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Email: c2000info@gmail.com

.....(hereinafter collectively referred to as '**Borrower/s, Guarantor/s, Mortgagor/s**')

SUB: Loan Account Nos. ABFLNGPLAP0000010462 and ABFLNGPLAP0000095914

REF: SALE NOTICE DATED 13.08.2024

Sir/ Madam,

1. This is with reference to our notice dated 26.06.2024 issued to your good self-giving a notice of 30 days under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 and Section 13(8) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) wherein we called upon you to redeem the Secured Asset, as more particularly mentioned in the Schedule herein by exercising your rights under Section 13(8) of the SARFAESI Act, 2002. Vide the said notice, we called upon you to pay a sum of **Rs.1,42,72,035.86 (Rupees One Crore Forty Tow Lakhs Seventy Two Thousand Thirty Five and paise Eighty Six Only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till 25.06.2024 with all costs, charges and expenses incurred by it prior to the date of publication of public notice for transfer of the Secured Asset by any one mode as contemplated under the Act. That you had failed to exercise your rights under Section 13(8) of the SARFAESI Act, 2002.
2. That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, a demand notice dated 21.11.2023 u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon You but You failed to make the payment of demanded amount i.e. **Rs.1,32,39,829.84 (Rupees One Crore Thirty Two Lakhs Thirty Nine Thousand Eight Hundred Twenty Nine and paise Eighty Four Only)** by way of **Outstanding Principal, arrears (including accrued late charges) and interest till 16.11.2023** within 60 days of the said notice and as such the secured creditor has taken Physical Possession of the Secured Asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder on 25.06.2024
4. That thereafter, the Authorized Officer has obtained valuation of the secured asset from an approved valuer and in consultation with the secured creditor, had fixed the reserve price of the secured assets as below:

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Details of the Immovable Asset	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
All that piece and parcel of Flat/ Apartment No. B- 404, Corpn. House No. 41, Fourth Floor, Silver Palace Apartments constructed on Plot No. 8/19-B and 2.9273% undivided share and interest in the Plot No. 8/19-B situated at Dhantoli Mouza, Ward No. 04, in the area known as Dhantoli on Panchsheel Square to Mehadia Square Road, within the limits of Nagpur Improvement Trust, Nagpur and Corporation of City of Nagpur, Registration Sub- District, Tahsil and District Nagpur	14,13,675/-	1,41,36,750/-

- That accordingly, based on the commercial understanding, the secured creditor has decided that the secured assets may be put to sale, by holding an E- Auction of the secured asset on **17.09.2024** at a reserve price for the said secured asset, the details of which are mentioned in the point 4 herein above.
- The date for inspection of the said secured assets is fixed from **26.08.2024 to 30.08.2024 between 11:00 a.m. to 5:00 p.m.** The offers for the said secured assets i.e. Property 1 and Property 2 should reach the office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit for the amounts mentioned in Point 4 herein above on/before **16.09.2024** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
- That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees in compliance of Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured assets shall be put to sale, by holding public auction through e-auction mode on **“As is where is”, “As is what is”, and “Whatever there is”** after 30 clear days from this notice on **17.09.2024**.
- That since the sale of secured assets will be affected by holding E-Auction, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules,

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2002, which has been published in two leading newspapers on 13.08.2024 including one in vernacular language having wide circulation at Nagpur

9. The detailed terms and conditions of E-Auction is available on website <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

For Aditya Birla Finance Limited


(Authorized Officer) 

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**SCHEDULE
DESCRIPTION OF THE SECURED ASSET**

Flat/ Apartment No. B- 404, Corpn. House No. 41, Fourth Floor, Silver Palace Apartments constructed on Plot No. 8/19-B and 2.9273% undivided share and interest in the Plot No. 8/19-B situated at Dhantoli Mouza, Ward No. 04, in the area known as Dhantoli on Panchsheel Square to Mehadia Square Road, within the limits of Nagpur Improvement Trust, Nagpur and Corporation of City of Nagpur, Registration Sub- District, Tahsil and District Nagpur and bounded as under:

North : Panchsheel road to Mehadia Square Road
South : property of Shri Palit
East : property of Shri Saraf
West : 15ft. wide Lane

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