

By Speed Post/ Email

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

Date: 07.06.2024

To,

1. **AQUA ADVISOR
(BORROWER)**
2. **MANISHKUMAR HARSUKHBHAI SODHA
(CO-BORROWER)**
3. **JEENAL MANISHBHAI SODHA
(CO-BORROWER)**

ALL HAVING ADDRESS AT:-
FLAT NO.406, 4TH FLOOR,
VRAJ MANG APARTMENT,
PATEL COLONY,
STREET NO.1,
JAMNAGAR – 361008.

AND ALSO AT:
55, MODERN MARKET,
GROUND FLOOR,
NR. AMBER CINEMA,
P.N. MARG,
JAMNAGAR – 361002.

AND ALSO AT:
OFFICE NO. 302,
NEN ATLANTIC,
OPP. AMBER CINEMA,
P.N. MARG,
JAMNAGAR – 361002.

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

SUB: Loan Account No. ABFLJNRLAP0000061308 for an amount of Rs.36,56,281.00/- (Rupees Thirty-Six Lakhs Fifty-Six Thousand Two Hundred Eighty-One Only), ABFLJNRLAP0000095984 for an amount of Rs.7,03,000/- (Rupees Seven Lakhs Three Thousand Only)

Aditya Birla Finance Limited

Unit No. 1301 to 1304, 13th Floor, Gcorp Tech Park, Sector 6,
Ghodbunder Road, Village Wadhavli, Thane - 400615, Maharashtra.

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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REF: Notice of 15 days for sale under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for Sale of Secured Asset i.e. Flat no. 406, 4th floor, Vraj Mangal Apartments, Patel Colony, Street No. 11/12, Jamnagar-361008 (New CS no. 3398/1, Sheet no. 84, Ward no. 12, Plot no. 17, Sub Plot No. 17-A, Jamnagar-361008

Sir/ Madam,

1. This is with reference to the earlier Sale Notice dated **29.04.2024** giving a notice of 15 days under proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 for sale of secured asset i.e. All that part and parcel of the mortgaged property, being

Flat no. 406, 4th floor, Vraj Mangal Apartments, Patel Colony, Street No. 11/12, Jamnagar-361008 (New CS no. 3398/1, Sheet no. 84, Ward no. 12, Plot no. 17, Sub Plot No. 17-A, Jamnagar-361008

Hereinafter referred to as “**Secured Asset**”.

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 14.12.2022 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount i.e. **Rs.45,79,716.66/- (Rupees Forty-Five Lakhs Seventy-Nine Thousand Seven Hundred and Sixteen and Paise Sixty-Six Only) and interest thereon due and payable as on 10th November, 2022** 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.
4. That thereafter, the Authorized Officer has obtained valuation of the secured asset from an approved valuer. The Authorized Officer had fixed the reserve price of the secured asset basis the valuation received and conducted E-Auctions on multiple occasions however, the said E-Auctions failed due to lack of bids. The details of the E-Auctions previously conducted at the Reserve Price are given below:

a. E-Auction held on 29.09.2023

Reserve Price and the EMD Amount

EMD Amount (in Rs.)	Reserve Price (in Rs.)
3,30,803.8	33,08,038/-

b. E-Auction held on 21.05.2024

Reserve Price and the EMD Amount



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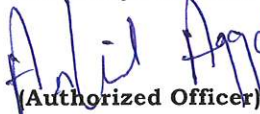
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EMD Amount (in Rs.)	Reserve Price (in Rs.)
2,97,723.4/-	29,77,234/-

It is stated that both the E-Auctions did not materialize due to lack of bids.

5. That the secured creditor has decided that the secured asset may be put to sale for the third time, by holding an E- Auction of the secured asset on **27.06.2024** at a reserve price of **Rs. 26,79,511/- (Rupees Twenty- Six Lakhs Seventy-Nine Thousand Five Hundred Eleven Only)** for the said secured asset.
6. The date for inspection of the said secured asset is fixed on **17.06.2024 to 21.06.2024 between 11:00 a.m. to 5:00 p.m.** The offers for the said secured asset should reach the office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS for **Rs.2,67,951.1 /- (Rupees Two Lakhs Sixty-Seven Thousand Nine Hundred Fifty-One and paise One Only)** as Earnest Money Deposit on/before 26.06.2024 before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
7. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees 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 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 15 clear days from this notice on **27.06.2024**.
8. 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, 2002, which has been published in two leading newspapers on 07.06.2024 including one in vernacular language having wide circulation at Jamnagar, Gujarat.
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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