



By Speed Post/ Email

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

Dated: 10.04.2024

To,

1. **Mr Dhaval Anilbhai Karia,**
Flat No.C-103, Srushti Appartment,
Opp Gandhis Hospital,
Kalawad Road, Rajkot 360005
2. **Mr Anilkumar Bhailal Thakkar,**
Flat No.C-103, Srushti Appartment,
Opp Gandhis Hospital,
Kalawad Road, Rajkot 360005
3. **Mrs Bhavnaben Anilbhai Karia,**
Flat No.C-103, Srushti Appartment,
Opp Gandhis Hospital,
Kalawad Road, Rajkot 360005
4. **Mrs Megha Dhavalbhai Karia,**
Flat No.C-103, Srushti Appartment,
Opp Gandhis Hospital,
Kalawad Road, Rajkot 360005
5. **M/s. Aastha Associates,**
Flat No.C-103, Srushti Appartment,
Opp Gandhis Hospital,
Kalawad Road, Rajkot 360005
6. **Mr Anilkumar Bhailal Thakkar (HUF),**
Flat No.C-103, Srushti Appartment,
Opp Gandhis Hospital,
Kalawad Road, Rajkot 360005

..(hereinafter collectively referred to as Borrowers/Co-Borrowers/ Mortgagors)

REF: **Loan Account No. ABFLRAJLAP0000002211**

SUB: **SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE SARFAESI ACT, 2002") READ WITH PROVISO TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE SARFAESI RULES")**

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | 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



intertek



Sir/ Madam,

1. This is with reference to the sale notice dated **10.04.2024** issued to you giving a notice of 15 days under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of secured asset i.e.

Office No. A1 To A5, 3rd Floor, Perfect Point, Jagnath Plot, Dr. Yagnik Road, Opp. Ramkrishna Ashram, Rajkot-360001 (Rajkot Rev Sur No 2057 & 2058, City Sur Ward No 14, Sheet No 159)"

On or towards the North by: Main Door, Passage, Stair, Lift, Toilet
On or towards the South by: Others Property
On or towards the East by: Others Property
On or towards the West by: Main Door, Passage, Stair, Lift, Toilet

..... Hereinafter referred to as "Secured Asset"

2. That after availing the aforesaid loans you the above-named addressees 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 12.01.2017 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 addressees but you failed to make the payment of demanded amount i.e. **Rs.2,84,52,427/- (Rupees Two Crore Eighty Four Lakhs Fifty Two Thousand Four Hundred and Twenty Seven only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till **05.01.2017** 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 and in consultation with the secured creditor, had fixed the reserve price of the secured asset on three different occasions however, all the E-Auctions failed for want of bids. The details of the previous E-Auctions are given below for reference:
 - a. 1st E-Auction was scheduled on 27.11.2019 at a Reserve Price of Rs. 2,85,74,000/-.
 - b. 2nd E-Auction was scheduled on 29.01.2020 at a Reserve Price of Rs. 2,57,16,600/-.
 - c. 3rd E-Auction was scheduled on 03.03.2020 at a Reserve Price of Rs. 2,05,73,280/-.
5. The secured creditor has decided that the secured asset may be put to sale, by holding a public auction through E- Auction mode on **30.04.2024** at a reserve price of **Rs. 1,83,68,904/- (Rupees One Crore Eighty-Three Lakhs Sixty-Eight Thousand Nine Hundred Four only)**. The EMD shall be **Rs.18,36,890.4 (Rupees Eighteen Lakhs Thirty-Six Thousand Eight Hundred Ninety and paise Four Only)**
6. The date for inspection of the said asset is fixed from 22.04.2024 till 26.04.2024. The offers for the said Property should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS at the Earnest Money Deposit on/before **29.04.2024** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | 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 part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

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 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" basis after 15 clear days from this notice on 23.04.2024.
8. That since the sale of secured assets will be affected by E-Auction, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which is also being published in leading newspapers on 10.04.2024 including one in vernacular language having wide circulation at Rajkot.
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

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon East, Mumbai - 400063.
+91 22 4356 7100 | (F) +91 22 4356 7266 | 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



intertek