

# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



# ADITYA BIRLA CAPITAL

**By Speed Post/ Email**

**Notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002**

**Dated: 20.09.2023**

To,

**1. Mr. Bharatbhai Govindbhai Patel**

Laxmi Nagar-2,  
Behind School No 47,  
Nr Vanand Samaj Vadi,  
Laxmi Nagar Main Road,  
Rajkot-360004

Also At,  
"Matru Kripa", A-9, Govind Ratna Bungalows-2  
Near Shayamal City, Behind Jivanjot PTC College  
150 ft. Ring Road, Mavdi  
Rajkot-360003

**2. Mr. Mathurbhai Govindbhai Vaghasiya**

Laxmi Nagar-2,  
Behind School No 47,  
Nr Vanand Samaj Vadi,  
Laxmi Nagar Main Road,  
Rajkot-360004.

Also At,  
"Matru Kripa", A-9, Govind Ratna Bungalows-2  
Near Shayamal City, Behind Jivanjot PTC College  
150 ft. Ring Road, Mavdi  
Rajkot-360003

**3. Mr. Rameshbhai Govindbhai Vaghasiya**

Laxmi Nagar-2,  
Behind School No 47,  
Nr Vanand Samaj Vadi,  
Laxmi Nagar Main Road,  
Rajkot-360004.

Also At,  
Bungalow No-BB-37, Gokul Residency,  
Behind Nandanvan-1, 150 ft. Ring Road,  
Mavdi, Rajkot-360003



**Aditya Birla Finance Limited**

Gcorp Tech Park, 13th Floor, Unit No.1301 to 1304, Sector 6,  
Vadavli Village, Ghodbunder Road, Thane - 400607.

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



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**4. Mr. Bhadresh M Vaghasiya**

Laxmi Nagar-2,  
Behind School No 47,  
Nr Vanand Samaj Vadi,  
Laxmi Nagar Main Road,  
Rajkot-360004.

Also At,  
Bungalow No-BB-37, Gokul Residency,  
Behind Nandanvan-1, 150 ft. Ring Road,  
Mavdi, Rajkot-360003

**5. Mrs. Muktaben M Vaghasiya**

Laxmi Nagar-2,  
Behind School No 47,  
Nr Vanand Samaj Vadi,  
Laxmi Nagar Main Road,  
Rajkot-360004.

Also At,  
Bungalow No-BB-37, Gokul Residency,  
Behind Nandanvan-1, 150 ft. Ring Road,  
Mavdi, Rajkot-360003

**6. Mrs. Manjulaben R Vaghasiya**

Laxmi Nagar-2,  
Behind School No 47,  
Nr Vanand Samaj Vadi,  
Laxmi Nagar Main Road,  
Rajkot-360004.

Also At,  
Bungalow No-BB-37, Gokul Residency,  
Behind Nandanvan-1, 150 ft. Ring Road,  
Mavdi, Rajkot-360003

**7. M/s. Radhakrushna Coptech Co.**

Laxmi Nagar-2,  
Behind School No 47,  
Nr Vanand Samaj Vadi,  
Laxmi Nagar Main Road,  
Rajkot-360004.

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

**REF: Loan Account No. ABFLRAJLAP0000001031**

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**SUB: Notice of 30 days for Sale under Rule 8(6) AND 9(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002 For Sale of Secured Asset i.e. All that part and parcel of the mortgage property, being "Laxmi Nagar-2, Behind School No 47, Nr Vanand Samaj Vadi, Laxmi Nagar Main Road, Rajkot-360004 {Revenue Survey No. 411, 412 & 412/2/P, Plot No. 29, Sub Plot No.29-1/P, C.S.No.2223, Ward No.6/1}"**

Sir/ Madam,

1. This is with reference to the sale notice dated **22.09.2023** issued to your good self-giving a notice of 30 days under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of secured asset i.e. All that part and parcel of the mortgage property, being **"Laxmi Nagar-2, Behind School No 47, Nr Vanand Samaj Vadi, Laxmi Nagar Main Road, Rajkot-360004 {Revenue Survey No. 411, 412 & 412/2/P, Plot No. 29, Sub Plot No.29-1/P, C.S.No.2223, Ward No.6/1}"**
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 09.05.2018 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. 1,38,08,207/- (Rupees One Crore Thirty-Eight Lakhs Eight Thousand Two Hundred and Seven Only)** by way Outstanding Principal, arrears(including accrued late charges) and interest till **04.05.2018** within 60 days of the said notice and as such the secured creditor has taken physical possession of immovable property being **"Laxmi Nagar-2, Behind School No 47, Nr Vanand Samaj Vadi, Laxmi Nagar Main Road, Rajkot-360004 {Revenue Survey No. 411, 412 & 412/2/P, Plot No. 29, Sub Plot No.29-1/P, C.S.No.2223, Ward No.6/1}"** 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 i.e. **All that part and parcel of the mortgage property, being "Laxmi Nagar-2, Behind School No 47, Nr Vanand Samaj Vadi, Laxmi Nagar Main Road, Rajkot-360004 {Revenue Survey No. 411, 412 & 412/2/P, Plot No. 29, Sub Plot No.29-1/P, C.S.No.2223, Ward No.6/1}"** at **Rs. 61,40,529/- (Rupees Sixty-One Lakhs Forty Thousand Five Hundred and Twenty-Nine only)** towards the value of the said property.
5. That accordingly, based on the commercial understanding, the secured creditor has decided that the secured asset may be put to sale, by holding a public auction through E-auction mode on **27.10.2023** at a reserve price of **Rs. 61,40,529/- (Rupees Sixty-One Lakhs Forty Thousand Five Hundred and Twenty-Nine only)** and Earnest Money Deposit Amount for the secured Asset is as **Rs. 6,14,052.90 (Rupees Six Lakhs Fourteen Thousand Fifty-Two and Paise Ninety Only)**

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6. The date for inspection of the said asset is fixed from 16.10.2023 till 20.10.2023. 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 **25.10.2023** 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 30 days, at pre-sale stage, is being given to you the addressees in compliance of Rule 8(6) and 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 **27.10.2023**
8. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which is also being published in two leading newspapers on 22.09.2023 including one in vernacular language having wide circulation at Rajkot.
9. The detailed terms and conditions of E-Auction has been uploaded on website <https://personalfinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act.aspx> or <https://sarfaesi.auctiontiger.net>
10. That the attention of you the abovenamed addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

For Aditya Birla Finance Limited  
  
(Authorized Officer)

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