

By Speed Post/ Email

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

Date: 25.02.2025

To,

1. **Sushreya Sonography Centre ("Borrower")**  
**A Proprietorship concern having its Registered Office at:**  
Gala No. 1,2,7,8, Near Sabne Talkies, Bus Stand Road  
Gangapur, Aurangabad- 431109

Also at:

Flat No-24, Gat No. 92, Sai Labh Enclave,  
Itkheda, Paithan Road, Aurangabad- 431001

2. **Dattatraya Shridhar Undre ("Co-Borrower & Mortgagor")**  
Flat No-24, Gat No. 92, Sai Labh Enclave,  
Itkheda, Paithan Road, Aurangabad- 431001

Also at:

Row House No. 03, Grand Kalyan,  
Gut No. 45/P and Gut No. 46/P, Kanchanwadi,  
Aurangabad- 431011

3. **Rupali Dattatraya Undre ("Co-Borrower & Mortgagor")**  
Flat No-24, Gat No. 92, Sai Labh Enclave,  
Itkheda, Paithan Road, Aurangabad- 431001

Also at:

Row House No. 03, Grand Kalyan,  
Gut No. 45/P and Gut No. 46/P, Kanchanwadi,  
Aurangabad- 431011

Email ID: **dr.datta.undre@gmail.com**

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

**SUB: Loan Account No. HCFAURTER00001001718.**

**REF: SALE NOTICE DATED 25.02.2025**

Sir/ Madam,



**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



1. This is with reference to the earlier Sale Notice dated 16.12.2024 issued to your good self- giving a notice of 30 days under Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of the secured assets i.e.

**Property 1:**

*Row House No. 03, carpet area 105.35 sq. mtrs., built up area 116 sq. mtrs. (inclusive of area of balconies and boxes), Grand Kalyan, constructed on Gut No. 45/P and Gut No. 46/P, Kanchanwadi, Aurangabad and bounded as under:*

**Towards East:** Row House No. 26  
**Towards West:** Internal Road  
**Towards South:** Row House No. 2  
**Towards North:** Row House No. 4

**Property 2:**

*Flat No. 24 adm. 791 sq. ft built up area, Gut No. 92, Sai Labh Enclave, Itkheda, Paithan Road, Aurangabad and bounded as under:*

**Towards East:** Staircase and Flat No. 21  
**Towards West:** Apartment Side Margin  
**Towards South:** Flat No. 23  
**Towards North:** Apartment Side Margin

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

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 **17.11.2023** 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.1,27,54,682.32 (Rupees One Crore Twenty Seven Lakhs Fifty Four Thousand Six Hundred Eighty Two and paise Thirty Two Only) by way of Outstanding Principal, arrears (including accrued late charges) and interest till 15.11.2023** 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 **12.07.2024**.
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. The sale of the secured assets was conducted through online auction i.e. E-Auction which was scheduled on 24.01.2025



Details of the Immovable Assets	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
<p><b>Property 1:</b> Row House No. 03, carpet area 105.35 sq. mtrs., built up area 116 sq. mtrs. (inclusive of area of balconies and boxes), Grand Kalyan, constructed on Gut No. 45/P and Gut No. 46/P, Kanchanwadi, Aurangabad and bounded as under:</p> <p><b>Towards East:</b> Row House No. 26 <b>Towards West:</b> Internal Road <b>Towards South:</b> Row House No. 2 <b>Towards North:</b> Row House No. 4</p>	8,20,700/-	82,07,000/-
<p><b>Property 2:</b> Flat No. 24 adm. 791 sq. ft built up area, Gut No. 92, Sai Labh Enclave, Itkheda, Paithan Road, Aurangabad and bounded as under:</p> <p><b>Towards East:</b> Staircase and Flat No. 21 <b>Towards West:</b> Apartment Side Margin <b>Towards South:</b> Flat No. 23 <b>Towards North:</b> Apartment Side Margin</p>	4,34,800/-	43,48,000/-
<b>TOTAL</b>	<b>12,55,500/-</b>	<b>1,25,55,000/-</b>

However, the said E-Auction failed due to lack of bids.

5. The secured creditor has decided that the secured assets may be put to sale for the second time through online auction i.e. E-Auction which is to be conducted on 18.03.2025 at the Reserve Price the details of which are given below:

Details of the Immovable Assets	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
<p><b>Property 1:</b> Row House No. 03, carpet area 105.35 sq. mtrs., built up area 116 sq. mtrs. (inclusive of area of balconies and boxes), Grand Kalyan, constructed on Gut No. 45/P and Gut No. 46/P, Kanchanwadi, Aurangabad and bounded as under:</p> <p><b>Towards East:</b> Row House No. 26 <b>Towards West:</b> Internal Road <b>Towards South:</b> Row House No. 2 <b>Towards North:</b> Row House No. 4</p>	7,50,000/-	75,00,000/-



<b>Property 2:</b> Flat No. 24 adm. 791 sq. ft built up area, Gut No. 92, Sai Labh Enclave, Itkheda, Paithan Road, Aurangabad and bounded as under:  <b>Towards East:</b> Staircase and Flat No. 21 <b>Towards West:</b> Apartment Side Margin <b>Towards South:</b> Flat No. 23 <b>Towards North:</b> Apartment Side Margin	3,91,284/-	39,12,840/-
<b>TOTAL</b>	<b>11,41,284/-</b>	<b>1,14,12,840/-</b>

6. The date for inspection of the said secured assets is fixed from **10.03.2025 to 14.03.2025 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 5 herein above on/before **17.03.2025** 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 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 15 clear days from this notice on **18.03.2025**.
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 **25.02.2025** including one in vernacular language having wide circulation at Aurangabad.
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)**