

**By Speed Post/ Email**

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

Date: 21.11.2024

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

**Email:** [c2000info@gmail.com](mailto:c2000info@gmail.com)



**Corporate Office:**

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[care.finance@adityabirlacapital.com](mailto:care.finance@adityabirlacapital.com) | <https://finance.adityabirlacapital.com>

**Registered Office:**

Indian Rayon Compound,  
Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603



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

**REF:** Loan Account Nos. ABFLNGPLAP0000010462 and ABFLNGPLAP0000095914

**SUB:** **Notice of 15 days in terms of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for Sale of immovable property being:**

*"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."*

Sirs/Ma'am,

1. This is with reference to our earlier sale notice dated **13.08.2024** 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 above- mentioned secured asset.
2. That after availing the aforesaid loan, the Borrower/ Co-Borrowers/ Mortgagors committed default in repayment of the loan amount and in view of the continuous default of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), the loan account of the Borrower was classified as **Non-Performing Asset (NPA) on 13.11.2023** 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 the Borrowers/Co-Borrowers/ Mortgagor but they failed to make the payment of demanded amount i.e. **Rs.1,22,73,841.00 towards Loan Account Number ABFLNGPLAP0000010462 and Rs.9,65,988.84 towards Loan Account Number ABFLNGPLAP0000095914, aggregating to an amount of 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 receipt of the said notice and as such the secured creditor has taken physical possession of the secured assets in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder on **25.06.2024**.
4. That, the Secured Creditor has decided that the Secured Assets may be put to sale in accordance with Rule 8(5) by holding public auction through e-auction mode. It is stated that the Authorized Officer has obtained valuation of the above-mentioned secured assets from an approved valuer.



5. The Authorized Officer had fixed the reserve price of the Secured Assets basis the valuation received and conducted E-Auction 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 17.09.2024**

**Reserve Price and the EMD Amount**

Sr. No.	Description of Properties	EMD Amount (in Rs.)	Reserve Price (in Rs.)
1	<i>"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."</i>	14,13,675/-	1,41,36,750/-

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


6. The secured creditor has decided that the secured assets may be put to sale once again for the second time at the Reserve Price, by holding an E- Auction of the secured assets on **11.12.2024**. The details of the EMD amount along with the Reserve Price are given below:

Details of the Immovable Assets	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
<i>"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."</i>	12,72,307.50/-	1,27,23,075/-



7. The date for inspection of the said secured assets is fixed from 02.12.2024 till 06.12.2024. The offers for the said Properties should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS at the Earnest Money Deposit on/before 10.12.2024 before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favor of Aditya Birla Finance Limited.
8. 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 **11.12.2024**.
9. 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 **22.11.2024** including one in vernacular language having wide circulation at Maharashtra.
10. The detailed terms and conditions of E-Auction has been uploaded 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

