



By Speed Post/ Email

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

Date: 21<sup>st</sup> February, 2024

To,

1. **M/s RAHUL TRADING COMPANY (Borrower)**  
Proprietorship Concern represented by its Proprietor Mr. Navneet Gupta
2. **NAVNEET GUPTA (Proprietor/Mortgagor/Guarantor)**
3. **LEENA GUPTA (Guarantor/ Mortgagor)**
4. **CHANDER GUPTA (Guarantor/ Mortgagor)**
5. **NEELAM GUPTA (Guarantor)**
6. **M/s C.G. TRADING COMPANY (Guarantor)**  
Proprietorship Concern represented by its Proprietor Mr. Chander Gupta

**ALL AT:-**

1. 57-58, KM Stone, Bhorakalan IN, Delhi Jaipur Highway, Binola Industrial Area, Gurugram, Haryana-122413.
2. 300/1, Ghata Billot, Pankhedi, Sejevaya, Dindori, Madhya Pradesh-454773.
3. Flat No. 304, Grand GT Exotica, Opposite TV Tower, Shankar Nagar, Raipur, Chattisgarh-492007.
4. 802, 8th Floor, Coral Tower, Group Housing Complex, Ourania, Village-Wazirabad, Sector-53, District-Gurugram, Haryana-122001.
5. 1614-A, The Magnolias, DLF Golf Course, DLFS Sector-42, Galleria, Gurugram, Haryana- 122002.
6. B-31, Block-B, Phase No. 1, Near Shri Ram Mandir, Vivek Vihar, Jhilmil H.O., East Delhi, Delhi-110095.
7. [Navneet.gupta@rahultradingco.in](mailto:Navneet.gupta@rahultradingco.in)

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

**SUB: Sale Notice of 15 Days Period for E-Auction of Secured Assets in accordance with Proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002**

**REF: Loan A/C No. 80003611, HCFDELTER00001001406, HCFDELTER00001001539 and 12009200447**

Dear Sir/ Madam,

1. This is with reference to the pre-sale Notice dated **26<sup>th</sup> October, 2023** issued to your good self, giving you a clear 15 days' notice under proviso to rule 9(1) of The Security Interest (Enforcement) Rules, 2002 for the sale of the **SECURED ASSETS** as mentioned therein and reproduced hereunder as below -

**Property No. 1**

All that piece and parcel of land located at Village- Kumhari, P.H. No. 46, Revenue Circle, Ahi Bara Development Block Dhamdha, Tehsil – Damdha, District – Durg (C.G.), land under possession and ownership Agricultural land (duly converted to commercial), Nature – Non Irrigated Bhata, Khasra No. 1450/3, and 1450/6 (remaining part), Area – 0.206 hectare i.e., 0.51 acre rent Rs.0.60 which is situated at a distance at more than 400 ft of G.E Road (Main Road) and which has been shown in the Patwari Map annexed to the Deed (which will be annexed as separable part of the Deed). There is no tree, well, etc. in the land, the land is within the area of Municipal Corporation and butted and bounded as follows, On the North: Land of the Family of Owner, On the South- Land of the Family of Owner, On the East- Land of Owner, On the West- Land of Railway.

**Property No. 2**

All that part and parcel of the property being apartment constructed within the land parcel D 7, Sector 30 Naya Raipur situated at Village – Nawagaon, P.C No. 18, RIC- Mandir Hasaud, Naya Raipur, Tahsil- Aarang, Dist. Raipur C.G bearing Apartments No. 802, 4BHK, Floor 8th of Block "A" Tower- 1, Mayfair having area under possession 2510 sq.ft. carpet area 1865 sq. ft. (owned by Shri. Navneet Gupta) butted and bounded as follows: On the North: By Open Space On the South: By Open Space, On the East: By Open Space, On the West: Stair Case Lobby. Including an undivided proportionate share in all that piece and parcel of land/surface comprised in Khasra No. 650/2, 651, 652, 653, 654, 655, 656, 657, 658 and 670 total 255388 sq.ft. covered by G.T life spaces D-7, Sector-30, Naya Raipur (C.G) butted and bounded as follows: On the North: Plot No. D-6, On the South: Plot No. D-8 and Green Area, On the East: 9M wide spill and Green Area, On the West: 24M wide Road

..... Both Properties herein referred to as the "**Secured Assets**".

2. That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in

Page 1 of 2

**Aditya Birla Finance Limited**

Room No. 401, 4th Floor, 24, Camac Square, Kolkata - 700016.  
+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, Verava,  
Gujarat - 362 266  
CIN: U65990GJ1991PLC064603







- 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 **12.05.2023** U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount i.e. **Rs.6,15,62,724.82/- (Rupees Six Crores Fifteen Lakhs Sixty-Two Thousand Seven Hundred Twenty-Four and Seventy Eight paise only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 28.04.2023** within 60 days of the said notice and as such the secured creditor has taken physical possession of the aforementioned 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 originally fixed the reserve price of the aforesaid secured assets at **Rs.10,99,20,750/- (Rupees Ten Crores Ninety-Nine Lakhs Twenty Thousand Seven Hundred Fifty only) for Property No.1 and Rs.76,55,500/- (Rupees Seventy-Six Lakhs Fifty-Five Thousand Five Hundred Only) for Property No. 2.**
  5. That the previous auctions conducted by the Authorized Officer basis the Reserve Prices have failed owing to non-receipts of Bids.
  6. That accordingly, based on the commercial understanding, the secured creditor has decided that the **SECURED ASSETS** (Property No. 1 and 2) may be put to sale, by holding a subsequent public auction of the **SECURED ASSETS** through E-auction mode on **12<sup>th</sup> March, 2024** at a revised reserve price of **Rs.8,90,35,808/- (Rupees Eight Crores Ninety Lakhs Thirty-Five Thousand Eight Hundred and Eight Only) for Property No.1 and Rs.62,00,955/- (Rupees Sixty-Two Lakhs Nine Hundred and Fifty-Five Only) for Property No. 2.**
  7. The date for inspection of the aforesaid secured assets is fixed on **7<sup>th</sup> March, 2024** from **11:00 A.M. to 4:00 P.M.** The offers for the said Property/Secured Assets should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS of value **Rs.89,03,580.80/- (Rupees Eighty-Nine Lakhs Three Thousand Five Hundred Eighty and Paise Eighty Only)** as Earnest Money Deposit for **property No. 1** and **Rs.6,20,095.50/- (Rupees Six Lakhs Twenty Thousand Ninety-Five and Paise Fifty Only)** as Earnest Money Deposit for **property No.2**, on/before **11<sup>th</sup> March, 2024** at Room No.401, Camac Square, 4<sup>th</sup> Floor, 24 Camac Street, Kolkata – 700016. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour 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 **12<sup>th</sup> March, 2024.**
  9. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor has also caused a public notice as given under Security Interest (Enforcement) Rules, 2002, which has been published in two leading newspapers on **21<sup>st</sup> February, 2024** including one in vernacular language having wide circulation at Durg & Raipur, Chhattisgarh.
  10. The detailed terms and conditions of E-Auction is available on websites <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> and <https://sarfaesi.auctiontiger.net>.
  11. 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

ADITYA BIRLA FINANCE LTD  
(Authorized Officer)

AUTHORISED OFFICER

Page 2 of 2