



By Speed Post/E-MAIL

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

Date:15/06/2024

To,

- 1. M/s RAHUL TRADING COMPANY (Borrower), a 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), a Proprietorship Concern represented by its Proprietor Mr. Chander Gupta**

ALL AT: -

- 1. 57-58, KM Stone, Borakalan IN, Delhi Jaipur Highway, Binola Industrial Area, Gurugram, Haryana-122413.**
- 2. 300/1, Ghata Billot, Pankhedi, Sejvaya, 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**

..... (hereinafter collectively referred to as "**Borrowers**")

SUB: SALE NOTICE OF 30 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 PROVISIO TO RULE 8(6) READ WITH RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("The SARFAESI Rules").

REF: LOAN ACCOUNT NUMBER(S) - 80003611, HCFDELTER00001001406, HCFDELTER00001001539 and 12009200447

Sir/ Madam,

Please note that this notice is to the Borrower and Co-Borrower that the below described immovable property mortgaged/charged to Aditya Birla Finance Limited ("Herein after referred as ABFL")/Secured Creditor, the Secured asset/property, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis.

Aditya Birla Finance Limited

2nd Floor, Vijay Building, 17, Barakhamba Road, New Delhi - 110001.

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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Residential Apartment bearing No. CORAL - 802 having an approximate super area of 192.8 square meters (i.e.2074 square feet approximately) located on the 8th floor in multi-storied Tower CORAL of the Group Housing Complex known as 'Ourania' situated in the revenue estate of village Wazirabad, Sector- 53, Tehsil & District Gurugram (Haryana) with one Car Parking space No.-A-7 along with undivided proportionate interest in land underneath the said Building in which the said Apartment is located calculated in the ratio in which the super area of the said Apartment bears to total super area of all the apartments/ units in the said building, owned by Mrs. Leena Gupta. (hereinafter referred to as "the property")

1. You are aware that Aditya Birla Finance Limited, having its registered office at Indian Rayon Compound, Veraval Gujarat-362266 and our Branch Office at 24, Camac Square, Camac Street, Kolkata- 700016, [Hereinafter called as "ABFL"], issued a notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as 'the said Act'). The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said act read with rule of the Security Interest Enforcement Rules, 2002 (54 of 2002) on this 06.05.2024 located at **Residential Apartment bearing No. CORAL - 802 having an approximate super area of 192.8 square meters (i.e.2074 square feet approximately) located on the 8th floor in multi-storied Tower CORAL of the Group Housing Complex known as 'Ourania' situated in the revenue estate of village Wazirabad, Sector- 53, Tehsil & District Gurugram (Haryana) with one Car Parking space No.-A-7 along with undivided proportionate interest in land underneath the said Building in which the said Apartment is located calculated in the ratio in which the super area of the said Apartment bears to total super area of all the apartments/ units in the said building, owned by Mrs. Leena Gupta. (hereinafter referred to as "the property")** from the aforesaid borrowers and taken over the same by the undersigned;
2. You are further aware that pursuant thereto by a possession notice dated 06.05.2024 the undersigned took physical possession of the said property.
3. You are further aware that the undersigned, for and on behalf of Aditya Birla Finance Limited is now in possession of the said property.
4. You are also aware that under Section 13 (4) (a) of the said Act read with Rule 8 (5) of Security Interest (Enforcement) Rules, 2002, the undersigned is entitled to sell the said property by inviting tenders from public or by holding Public Auction or by Private treaty or by E-Auction;
5. Further, please note that in consultation with the Secured Creditor the authorized officer of ABFL has obtained valuation of the Secured Asset from an approved valuer in compliance of Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002 and fixed the reserve price of the Secured Asset at Rs. 3,25,36,912/- (Rupees Three Crore Twenty Five Lakh Thirty Six Thousand Nine Hundred Twelve Only) as per below break up:

Description of Property	Reserve Price	EMD Amount
Apartment No. Coral-802, 8th Floor, Coral Tower,	Rs. 3,25,36,912/- (Rupees Three Crore Twenty Five Lakh	Rs 32,53,691.2/- (Rupees Thirty Two Lakh Fifty Three

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Group Housing Complex- Ourania, Sector-53, Gurugram, Haryana	Thirty Six Thousand Nine Hundred Twelve only)	Thousand Six Hundred Ninety One & Two Paise)
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- Now, please take notice that the said properties will be sold by the undersigned by **Public E- Auction on 23/07/2024** at the web portal <https://sarfaesi.auctiontiger.net> from **11:00 AM to 1:00 PM with unlimited extensions of 5 Minutes each**. The inspection of the said secured asset can be done by requesting in advance to Authorized Officer of ABFL between 12.00 PM to 04.00 PM.
- The offers for the said property should reach the Office of the undersigned in a sealed envelope along with Demand Draft / Pay Order for Rs. 32,53,691.2/- (Rupees Thirty Two Lakh Fifty Three Thousand Six Hundred Ninety One & Two Paise Only) of property as Earnest Money Deposit on/before **22/07/2024** by 05:00 pm at our Branch Office at **2nd Floor, Vijaya Building, 17, Barakhamba Road, New Delhi- 110001** and Pay Order should be drawn in favor of **Aditya Birla Finance Limited**. The above amount shall be refunded to the unsuccessful bidders. On the auction date or any day thereafter, when Aditya Birla Finance Limited confirms the sale, the purchaser will be required to pay a deposit of 25% (twenty-five percent) of the sale price with the undersigned within 48 hours of the successful auction. The balance amount of the purchase price shall be paid by the purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing between the parties. The sale of the said property is strictly on **"As is where is", "As is what is", and "Whatever there is" basis.** Aditya Birla Finance Limited reserves its right to reject any offer without assigning any reasons.
- Please treat this as notice under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002(54 of 2002), where hereby we give you notice of **thirty days** that the sale of the secured asset/s on the terms mentioned above shall be effected on **23/07/2024** at the web portal <https://sarfaesi.auctiontiger.net> from 11:00 AM onwards by E-Auction. It is needless to add that you are entitled to settle your loan account by making payment of our entire dues with all costs, charges and expenses any time before above date fixed for sale.
- Aditya Birla Finance Limited reserves its right to reject any offer or cancel the said auction at any stage without assigning any reasons.

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Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

10. That since the sale of Secured Asset will be effected by holding public auction through e-auction mode, the secured creditor shall cause a public notice as given under Security Interest (Enforcement) Rules, 2002, which is being published in two leading newspapers including one in vernacular language having wide circulation.
11. That the attention of the Borrowers 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.
12. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.adityabirlafinance.com or <https://sarfaesi.auctiontiger.net>

Yours truly,

For Aditya Birla Finance Limited,

Authorized Officer



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