

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

By Speed Post/ Email

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

Date:05.06.2024

To,

1.	1. Classic Polymers, Through Proprietor, Plot No. 81, Saini Colony, Near Moti Nagar, Ludhiana, Punjab - 141003 Also At: Plot No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab - 143526	2.	2. Classic Fabrics, Through Proprietor, Plot No. 76, Saini Colony, Near Moti Nagar, Ludhiana, Punjab - 141009
3.	3. Classic Laminates, Through Raman Singla & Sons (HUF) Proprietor/Karta, Plot No. 72, Saini Colony, Near Moti Nagar,	4.	4. Mr. Raman Singla, House No. 264 R, Model Town, Ludhiana, Punjab - 141002.

Aditya Birla Finance Limited

Unit No. 38 A & 39, 1st Floor, CCC Chandigarh City Centre, VIP Road,
Block-B, Zirakpur, Chandigarh - 140603.
+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, Veraval,
Gujarat -362 266
CIN: U65990G1991PLC064603



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	Ludhiana, Punjab – 141010	
5.	5. Mrs. Smiely Singla, House No. 264 R, Model Town, Ludhiana, Punjab – 141002 Also At: Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab – 141010	

REF: LOAN ACCOUNT NUMBER 80002056, 80002063, 80002318, 80002320, 80003831, ABFDELLOC00001002122, 80002055, 80002060, 80002061, 80002062, 80002245, 80002246, 80002248, 80002249, 80003676, HCFLUDLOC00001001858, MINACS0178101.

SUB: NOTICE OF PRESCRIBED PERIOD OF 15 DAYS UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 READ WITH SECTION 13 OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Sir/ Madam,

1. 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

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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).

That thereafter, a demand notice dated **02.11.2022** 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 within 60 days of the said notice and as such the secured creditor has taken physical possession of immovable property being **“All that part and parcel of the property bearing House no. 264 R , Model Town, MC No.B-18-759, Tehsil via Zilla Ludhiana, Punjab 141002”** in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder;

That thereafter, the authorized officer had 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 property bearing **House no. 264 R , Model Town, MC No. B-18-759, Tehsil via Zilla Ludhiana, Punjab-141002”** at **Rs. 4,32,23,315.00 (Rupees Four Crore Thirty Two Lakh Twenty Three Thousand Three Hundred Fifteen Only)** for the first auction, **Rs. 3,89,00,984 (Rupees Three Crore Eighty Nine Lakh Nine Hundred Eighty Four Only)** for the second & third auction & **Rs 3,50,10,886(Rupees Three Crore Fifty Lakh Ten Thousand Eight Hundred Eighty Six Only)** for forth auction.

2. That consequent thereto ABFL attempted to sell the said Secured Asset by way of public auction dated 26.09.2023 ,18.11.2023, 11.01.2024 and 21.02.2024 respectively, however, due to non-receipt of bids the same failed. Therefore, the Secured Asset is now being sold by way of private treaty for an amount of **Rs 3,51,00,000/-(Rupees Three Crore Fifty One Lakh Only)** in due consonance with the provisions of the SAFAESI Act, 2002 and the rules framed there under.
3. The notice is being given to you the above named addresses in the compliance of Rule 9(1) as security interest (enforcement) Rule, 2002 and you are hereby informed and notified that the Secured asset shall be sold after 15 clear days from

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this notice by the way of private treaty on **27.06.2024** at 12.00 noon on “As is where is”, “As is what is”, and “Whatever there is”.

4. 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



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