



By Speed Post/ Email

Notice under proviso to Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002

Date: 30<sup>th</sup> November, 2023

To,

1. Techno Drillers (Borrower) Proprietorship Concern represented by its Proprietor Mr. Navneet Gupta
2. Satpura Drillers (Co - Borrower)
3. Prakash Chand Jain (Guarantor)
4. Veena Jain (Guarantor)
5. Utsav Jain (Guarantor)

ALL AT:-

1. C - 135, Sector 5, Devi Laxmi Hospital, Tagore Nagar, Raipur - 492001.
2. C - 184, Ward No. 46, Near Durga Mandir, NMDC Colony, Raipur - 492001.

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

**SUB: Notice of 15 Days for Sale under Proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002**

**REF: Loan A/C No. 80001693, 12009200181, 80004063, 12009200475, 80003600, HCFRAITER00001001382, MINACS0441401**

Dear Sir/ Madam,

1. This is with reference to the sale Notice dated 21<sup>st</sup> August, 2023 for the below mentioned Properties issued to your good self-giving a notice of 30 days under rule 8 (6) of Security Interest (Enforcement) Rules, 2002 for sale of the immovable properties as follows

**Property No. 1**

ALL THAT PIECE AND PARCEL of land situated at Plot No. 38, Kh No. 258, 260 and 263, Ph No. 114, Vallabh Bhai Patel Housing Co-operative Society Limited, Mauza - Tikrapara, having one residential building situated within Raipur at Mouza Tikrapara, Phn 144, District - Raipur which is butted and bounded as follows: On the North: House of Bajpayee., ON THE SOUTH: Road, ON THE EAST: House of Majumdar, ON THE WEST: Road.

**Property No. 2**

ALL THAT PIECE AND PARCEL OF land with 30 years old structure measuring a little more or

Page 1 of 3

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

Registered Office:

Indian Rayon Compound, Veraval,  
Gujarat -362 266

CIN: U65990GJ1991PLC064603



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**Aditya Birla Finance Limited**

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less 1565 warg ft. at Plot No. 42, admeasuring more or less 3315 warg ft. part of Khasra No. 258, 260, 263, P.H No. 114, Rabindranath Tagore Ward in Ward No. 51, Village - Vallabh Nagar, Tahsil and District - Raipur - 492001 butted and bounded as follows: On the North: House No. 38, ON THE SOUTH: 30 feet wide road, ON THE EAST: House No. 43, ON THE WEST: 30 ft 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 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 **12.07.2022** 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 i.e. **Rs.9,05,42,343.51/- (Rupees Nine Crores Five Lakhs Forty-Two Three Hundred Forty-Three and Fifty-One paise only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 07.07.2022** 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 assets from an approved valuer and in consultation with the secured creditor, had fixed the reserve price of the aforesaid secured assets at **Rs.7,12,02,500/- (Rupees Seven Crores Twelve Lakhs Two Thousand Five Hundred only) collectively**.
5. That earlier auction conducted by the Authorized Officer basis the aforesaid earlier reserve price has failed owing to non-receipts of Bids.
6. That accordingly, based on the commercial understanding, the secured creditor has now decided that the SECURED ASSETS may be put to sale, by holding a subsequent public auction of the SECURED ASSETS through E-auction mode on **19<sup>th</sup> December, 2023** at a reserve price of **Rs.6,30,00,000/- (Rupees Six Crores Thirty Lakhs Only)**.
7. The date for inspection of the aforesaid secured assets is fixed on **16<sup>th</sup> December, 2023** 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 for **Rs.63,00,000/- (Rupees Sixty-Three Lakhs Only)** as Earnest Money Deposit for the aforesaid immovable properties/Secured Assets, on/before **18<sup>th</sup> December, 2023** 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

Page 2 of 3

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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 **19<sup>th</sup> December, 2023**.

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 **30<sup>th</sup> November, 2023** including one in vernacular language having wide circulation at 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)

AUTHORIZED OFFICER