



By Speed Post/ Email

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

Dated: 06.12.2023

To,

- 1. Gangotri Tube ("Borrower")**
5, Vakil Estate,
Near Pushpanjali School,
Behind Mahadev Estate,
Ramol, Ahmedabad, Gujarat-382499
- 2. Yogesh shantaram patil ("Mortgagor/Guarantor")**
O-104, Parishkar-2, Khokara Circle,
Maninagar, Ahmedabad, Gujarat-380008,
- 3. Rupal Yogesh Patil ("Mortgagor/Guarantor")**
O-104, Parishkar-2, Khokara Circle,
Maninagar, Ahmedabad, Gujarat-380008
- 4. Rajeshkumar Shantaram Patil ("Mortgagor/Guarantor")**
O-104, Parishkar-2, Khokara Circle,
Maninagar, Ahmedabad, Gujarat-380008
- 5. Anjuben Rajnikant Patil ("Mortgagor/Guarantor")**
70, Vijaypark Society, Near Gor No Kuvo,
Near Chehar Mata Temple,
Ahmedabad, Gujarat-380008
- 6. Nilama Rajeshbhai Patil ("Mortgagor/Guarantor")**
O-104, Parishkar-2, Khokara Circle,
Maninagar, Ahmedabad, Gujarat-380008,

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

REF: Loan Account No. HCFAH2TER00001000140

SUB: Notice of 30 days for Sale under Rule 8(6) AND 9(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002 for Sale of the Secured Asset i.e. "Flat No. 104, Parishkaar-II, Near Khokra Circle, Khokra, Behind Trade Square, Ahmedabad, Gujarat" and "Shed No. 28, Dhanlaxmi Industrial Estate, Behind Lalit Palace, Shahibaug, Ahmedabad"

Sir/ Madam,

1. This is with reference to the sale notice dated **06.12.2023** issued to your good self-giving a notice of 30 days under Rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of secured asset i.e. All that part and parcel of the mortgage property, being

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Ground Floor, Nirlon Complex, Off Western Express Highway,
Goregaon (East), Mumbai - 400063.
+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: U65990GJ1991PLC064603



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Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROPERTY 1: All that piece and parcel of residential flat known as Flat No. 104, adm. 1202 sq. fts. on 1st Floor, in Block No. O as per broacher and Block Q as per AMC plan in the scheme Parishkaar-2 constructed on leasehold land of private sub plot no.3 adm. 23,628 sq. mtrs. (Sun Plot 2 as per AMC plan), FP No. 31, paiki along 1/3rd undivided ownership and right to use internal approach road adm. 10,600 sq. mtrs. Of TP Scheme No. 07 of MOUJE Mithipur, Sub-District Ahmedabad- 7 (Odhav) and registration district Ahmedabad and bounded as follows:

On or towards the North by: Flat No. O/103;
On or towards the South by: Road;
On or towards the East by: Flat No. O/101;
On or towards the West by: Internal Road and Parking

PROPERTY 2: All that piece and parcel of the Industrial Property Shed No. 28 adm. 132.37 sq. yds. along with construction in the Scheme Dhanlaxmi Industrial Estate constructed on TP Scheme no. 14, FP No. 98,99/1, 99/2 and 100 C.S. No. 2313 of Mouje Dariyapur- Kazipur, Sub District Ahmedabad-6 (Naroda) and Registration District Ahmedabad and bounded as follows:

On or towards the North by: Shed No. 29;
On or towards the South by: Open Land;
On or towards the East by: Shed No. 27;
On or towards the West by: Society Road

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 30.01.2023 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 addressees but you failed to make the payment of demanded amount i.e. **Rs.1,26,36,535.91 (Rupees One Crore Twenty-Six Lakhs Thirty-Six Thousand Five Hundred Thirty-Five and Paise Ninety-One Only) for Loan Account No. HCFAH2TER00001000140 by way of outstanding principal, arrears (including accrued late charges) and interest till 24.01.2023** within 60 days 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.
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 fixed the reserve price of the secured assets as below:



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Sr. No.	Description of Properties	EMD Amount (in Rs.)	Reserve Price (in Rs.)
1	Property 1	4,32,720/-	43,27,200/-
2	Property 2	11,02,760/-	1,10,27,600/-
		15,35,480/-	1,53,54,800/-

5. That accordingly, based on the commercial understanding, the secured creditor has decided that the secured assets may be put to sale, by holding a public auction through E- Auction mode on **11.01.2024** at a reserve price of the secured assets, the details given below:

Sr. No.	Description of Properties	EMD Amount (in Rs.)	Reserve Price (in Rs.)
1	Property 1	4,32,720/-	43,27,200/-
2	Property 2	11,02,760/-	1,10,27,600/-
		15,35,480/-	1,53,54,800/-

6. The date for inspection of the said asset is fixed from 25.12.2023 till 29.12.2023. The offers for the said Property should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS as the Earnest Money Deposit on/before **10.01.2024** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
7. That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees in compliance of Rule 8(6) and 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 30 clear days from this notice on **11.01.2024**
8. 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 06.12.2023 including one in vernacular language having wide circulation at Ahmedabad
9. 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>
10. 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


(Authorized Officer)



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