

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

By Speed Post

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

Date: 21.08.2023

To,

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. Classic Fabrics,

Through Proprietor,

Plot No. 76, Saini Colony, Near Moti Nagar,

Ludhiana, Punjab – 141009

3. Classic Laminates,

Through Raman Singla & Sons (HUF)

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: U65990GJ1991PLC064603



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Proprietor/Karta,

Plot No. 72, Saini Colony, Near Moti Nagar,

Ludhiana, Punjab – 141010

4. Mr. Raman Singla,

House No. 264 R, Model Town,

Ludhiana, Punjab – 141002.

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

SUBJECT: Notice of 30 Days For Sale Under Rule 9(1) of Security Interest (Enforcement) Rules, 2002 For Sale of Secured Asset i.e. All That Part and Parcel of the Mortgaged Properties Being : Property No. 1 - House No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab- 143526” & Property No. 2 - House No. 264 R, Model Town, Ludhiana, Punjab- 141002” & Property No. 3 - Plot No. 72, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010 & Property No.4- Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010

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REFERENCE: LOAN ACCOUNT NO. 80002056, 80002063, 80002318, 80002320, 80003831, ABFDELLOC00001002122, 80002055, 80002060, 80002061, 80002062, 80002245, 80002246, 80002248, 80002249, 80003676, HCFLUDLOC00001001858, MINACS0178101.

Sir/ Madam,

Aditya Birla Finance Limited ("ABFL") is serving upon you the borrowers namely **Classic Polymers, Classic Fabrics, Classic Laminates, Raman Singla and Smiely Singla** (hereinafter collectively referred to as the "Borrowers") the present notice for sale of the above noted Secured Assets being "All that part and parcel of the properties bearing nos. Property No. 1 - House No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab-143526" & Property No. 2 - House No. 264 R, Model Town, Ludhiana, Punjab- 141002" & Property No. 3 - Plot No. 72, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010 & Property No.4- Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010 ("Secured Asset") under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

1. That after availing the aforesaid loans the Borrowers 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).
2. 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 upon all the Borrowers, however, the Borrowers failed to make the payment of demanded amount i.e. of Rs. 10,60,93,622/- (Rupees Ten Crore Sixty Lakh Ninety Three Thousand Six Hundred Twenty Two Only) as on **30 Oct 2022** within 60 days from the date of the said notice and as such the secured creditor i.e. ABFL has taken physical possession of the Secured Asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
3. Therefore, in exercise of its right as a secured creditor under the provisions of the SARFAESI Act, 2002 and rules framed thereunder, the secured creditor i.e. ABFL has decided to put the Secured Asset on sale by way of public auction through E-auction Mode on **26.09.2023** in compliance of provisions of SARFAESI Act, 2002 and rules frame thereunder.
4. 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 7,02,35,555.00 (Rupees Seven Crore Two Lakh Thirty Five Thousand Five Hundred Fifty Five Only)** as per below break up :

Description of Property	Reserve Price	EMD Amount
House No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab-	Rs. 94,54,590.00/- (Rupees Ninety Four Lakh Fifty Four Thousand	Rs.9,45,459/- (Rupees Nine Lakh Forty Five Thousand Four

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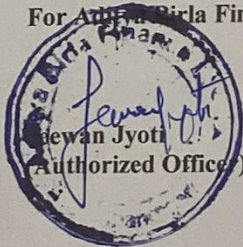


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143526"	Five Hundred Nighty Only)	Hundred Fifty Nine Only)
House No. 264 R, Model Town, Ludhiana, Punjab- 141002"	Rs. 4,32,23,315.00 (Rupees Four Crore Thirty Two Lakh Twenty Three Thousand Three Hundred Fifteen Only)	Rs.43,22,331.5 (Rupees Forty Three Lakh Twenty Two Thousand Three Hundred Thirty One Only)
Plot No. 72, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010	Rs. 84,26,925.00 (Rupees Eighty Four Lakh Twenty Six Thousand Nine Hundred Twenty Five Only)	Rs.8,42,692.5/- (Rupees Eight Lakh Forty Two Thousand Six Hundred Nighty Two Only)
Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab	Rs. 91,30,725.00 (Rupees Nighty One Lakh Thirty Thousand Seven Hundred Twenty Five Only)	Rs.9,13,072.5/-(Rupees Nine Lakh Thirteen Thousand Seventy Two Only)

- Now, please take notice that the said Secured Asset will be sold by the undersigned by E-Auction on **26.09.2023**. 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 Secured Asset should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit on or before **25.09.2023** at SCO no. 130-132, Apra Tower, 1st Floor, Feroze Gandhi Market, Ludhiana, Punjab (Authorised Officer-Charanjit Singh, 7249400096, Collection Manger). The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of "**Aditya Birla Finance Limited**".
- That this sale notice of 30 days, at pre-sale stage, is being given to the Borrowers in compliance of Rule 8(6) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid Secured Asset shall be put to sale, in whole, by holding public auction through e-auction mode on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis after 30 clear days from this notice on **26.09.2023**.
- 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.
- 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.
- 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>.

For Aditya Birla Finance Limited



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VIP Road, Zirakpur
140603

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