



By Speed Post/ Email

Notice under Proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 3rd July, 2023

To,

1. AP Enterprises Pvt Ltd.,
Through Director,
Plot No.77, Industrial Area,
Phase-2, Chandigarh-160002.

Also At:-

B-XXXI-7307, Guru,
Arjun Dev Nagar,
Opp. Baba Balak Nath Mandir,
Ludhiana, Punjab-141001.

Also At:-

Village Manpura,
Near Ruhani Satsang Bhawan,
Baddi-Nalagarh Road, Baddi,
Himachal Pradesh-174101.

2. Mr. Narinder Kumar Garg,
House No.361, Sector-4
Panchkula, Haryana.
3. Mrs. Manju Garg,
House No.361, Sector-4
Panchkula, Haryana.
4. Shiv Garg,
House No.361, Sector-4
Panchkula, Haryana.



REF: Loan A/C No. 80003953 & 80000496

SUB: Notice of 15 Days For Sale Under Proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 For Sale of Secured Asset I.E. All That Part and Parcel of the Mortgaged Property Being “Khasra No.160, Khata no. 862/934, Jambandhi year 2008-2009, B-18-214/1, Plot no.165-L, Vakia Taraf Burda, HB 168, Abadi Model Town, Ludhiana”

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 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 **15.06.2021** 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. 4,56,34,965.85 (Rs. Four Crores Fifty Six Lakhs Thirty Four Thousand Nine Hundred sixty five and Eighty Five Paise Only)** due as on **07.06.21** within 60 days from the date 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 no. “Khasra No.160, Khata no. 862/934, Jambandhi year 2008-2009, B-18-214/1, Plot no.165-L, Vakia Taraf Burda, HB 168, Abadi Model Town, Ludhiana”** in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
3. That thereafter, the authorized officer in consultation with the Secured Creditor 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 i.e. **“All that part and parcel of the property bearing no. “Khasra No.160, Khata no. 862/934, Jambandhi year 2008-2009, B-18-214/1, Plot no.165-L, Vakia Taraf Burda, HB 168, Abadi Model Town, Ludhiana”** to put the Secured Asset on sale by way of public auctions through e-auction mode which were fixed on 08.12.2022, 18.01.2023 & 29.03.23. However, the said auctions had failed due to lack of bids.



4. 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 again decided to put the Secured Asset on sale by way of public auction through E –auction Mode on **24.07.2023** in compliance of provisions of SARFAESI Act, 2002 and rules frame thereunder..
5. Now, please take notice that the said flats/Property will be sold by the undersigned by E-Auction on **24.07.2023**. The Reserve Price in respect of sale of the said flats shall be **Rs. 3,55,00,000/- (Rupees Three Crore Fifty Five Lakh Only)**. The inspection of the said Property can be done by requesting in advance to Authorized Officer between 11Am to 4 PM.
6. The offers for the said flats/Property should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS for **Rs. 35,50,000/- (Rupees Thirty Five Lakh Fifty Thousand Only)** as Earnest Money Deposit on/before **22.07.23** at Plot No. 17, 2nd Floor, Vijaya Building, Barakhamba Road, New Delhi-110001 or at SCO-130-132,1st Floor, Apra Tower, Feroze Gandhi Market, Ludhiana-141001. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
7. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to Rule 9(1) 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” after 15 clear days from this notice on **24.07.2023**.
8. 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.

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

9. That the attention of you the above named 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.

10. 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



**Bhupender Tanwar,
(Authorized Officer)**

**1st Floor, Vijaya Building, 17,
Barakhamba Road, New Delhi-110001.**

Aditya Birla Finance Limited

1st Floor, Vijaya Building, Barakhamba Road, New Delhi - 11001.

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



intertek