



By Speed Post/ Email

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

To,

Date: 28 December, 2022

1. M/s Sumitra Enterprises,
Shop No. 1, Deygan Market,
Ward No.12, HP Gas Agency,
Amlah Road, Preet Nagar,
Khanna, Punjab-141401.
Email:- Varinder.kaushal@yahoo.co.in
Contact No. 9815944100

Also At:-

Shop bearing no. B-5-903,
Sahnewal Kalan, Purana Bazaar,
Ludhiana, Punjab-141401.

2. Varinder Kaushal,
House No. 1, Ward No.12,
HP Gas Agency, Amlah Road,
Preet Nagar, Khanna,
Punjab-141401.

Also At:-

Shop bearing no. B-5-903,
Sahnewal Kalan, Purana Bazaar,
Ludhiana, Punjab-141401.

3. Anjali Kaushal,
House/ Shop No. 1, Ward No.12,
HP Gas Agency, Amlah Road,
Preet Nagar, Khanna,
Punjab-141401.

REF: LOAN ACCOUNT NO. 80000917, 80001152, 80003917, 80003918, MINACS0237201.

SUB: Notice of 30 Days For Sale Under Rule 8(6) read with 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 "SHOP BEARING MCL NO. B-5-903, SAHNEWAL KALAN PURANA BAZZAR, LUDHIANA, PUNJAB-141401 AND KHEWAT NO. 225/206, KHATONI NO. 268, KHASRA NO.36//16/2 (5-10), 37//11/1 (2-10), 37//11/2 (4-12) 2 (5-19), 12, VILLAGE BADEENPUR, TEHSIL AMLOH, DISTRICT FATEHGARH SAHIB, PUNJAB- 140407"

Sir/ Madam,

1. That after availing the aforesaid loans you the above-named addressees 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 12.01.2022 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 addressees but you failed to make the payment of demanded amount i.e. Rs. 1,51,58,081.88/- (Rupees One Crore Fifty One Lakhs Fifty Eight Thousand Eighty One and Eighty Eight Paise Only) as on 03.12.21 within 60 days of the said notice and as such the secured creditor has taken physical possession of immovable properties being "All that part and parcel of the property bearing no. "Shop Bearing Mcl No. B-5-903, Sahnewal Kalan Purana Bazzar, Ludhiana, Punjab-141401 (hereinafter referred to as Property 1) And Khewat No. 225/206, Khatoni No. 268, Khasra No.36//16/2 (5-10), 37//11/1 (2-10), 37//11/2 (4-12) 2 (5-19), 12, Village Badeenpur, Tehsil Amloh, District Fatehgarh Sahib, Punjab (hereinafter referred to as Property 2)" in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
3. That thereafter, the authorized officer has obtained valuation of the secured asset from an approved valuer and in consultation with the secured creditor, has fixed the reserve price of the secured assets i.e. "All that part and parcel of the property bearing no. "Shop Bearing Mcl No. B-5-903, Sahnewal Kalan Purana Bazzar, Ludhiana, Punjab-141401 And Khewat No. 225/206, Khatoni No. 268, Khasra No.36//16/2 (5-10), 37//11/1 (2-10), 37//11/2 (4-12) 2 (5-19), 12, Village Badeenpur, Tehsil Amloh, District Fatehgarh Sahib, Punjab" at Rs.. 25,17,000/- (Rupees Twenty-Five Lakh Seventeen Thousand Only) and Rs. 45,26,000/- (Rupees Forty Five Lakh Twenty Six Thousand Only) respectively.
4. That the secured creditor has decided that the secured asset may be put to sale by holding public auction through E-auction mode.



5. That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees 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”** after 30 clear days from this notice on **03rd February, 2023**.
6. 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.

Now, please take notice that the said flats/Property will be sold by the undersigned by E-Auction on 03rd February 2023 at New Delhi, at Plot No. 17, 1st Floor, Vijaya Building, Barakhamba Road, New Delhi- 110001. The date for inspection of the said flat is fixed on 5th, 12th & 27th January, 2023 between 12.00 PM to 4.00 PM. The Reserve Price in respect of sale of the said flats shall be Rs. 25,17,000/- (Rupees Twenty Five Lakh Seventeen Thousand Only) (For Property 1) & Rs. 45,26,000/- (Rupees Forty Five Lakh Twenty Six Thousand Only) (For Property 2)

7. The offers for the said flats/Property should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS for Rs. 2,51,700/- (Rupees Two Lakh Fifty One Thousand Seven Hundred Only) (For Property 1) & Rs. 4,52,600/- (Rupees Four Lakh Fifty Two Thousand Six Hundred Only) (For Property 2) as Earnest Money Deposit on/before 01-02-2023 up to 5.00 PM. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
8. Please treat this as notice under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002, where hereby we give you notice of thirty days that the sale of the secured asset/s on the terms mentioned above shall be effected on Plot No. 17, 1st Floor, Vijaya Building, Barakhamba Road, New Delhi- 110001 from 11.00 AM to 1.00 PM. It is needless to add that you are entitled to settle your loan account by making payment of our entire dues with all costs, charges and expenses any time before above date fixed for sale.
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.

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

10. ABFL reserves its right to reject any offer or cancel the said auction at any stage without assigning any reasons.
11. 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

Jahirul Islam Laskar.
(Authorized Officer)
1st Floor, Vijaya Building, 17,
Barakhamba Road, New Delhi-110001.



Aditya Birla Finance Ltd.

(A subsidiary of Aditya Birla Capital Ltd.)

D-17, Sector-3, Noida - 201301.

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

POD - 28.12.2022

Sumitra Enterprise

1st Auction (Sale Notice)

<Duplicate> SP 1100010102 <110001>
GSTN No: 07AAAGH0019MZZK
E.D.2.2.2924688IN
Counter No:1,OF-Codes:OPER
To:SUMITRA ENTERPRISES,
LUDHIANA, PIN:141001
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,28/12/2022 ,13:38
Amt:41.00
,CBST @% 3 ,SGST @%: 3.00



SP 1100010102 <110001>
GSTN No: 07AAAGH0019MZZK
E.D.2.2.2924524IN
Counter No:1,OF-Codes:OPER
To:VIRENDER KAUSHAL,
LUDHIANA, PIN:141001
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,28/12/2022 ,13:34
Amt:41.00
,CBST @% 3 ,SGST @%: 3.00



<Duplicate 3> SP 1100010102 <110001>
GSTN No: 07AAAGH0019MZZK
E.D.2.2.2924531IN
Counter No:1,OF-Codes:OPER
To:SUMITRA ENTERPRISES,
LUDHIANA, PIN:141001
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,28/12/2022 ,13:37
Amt:41.00
,CBST @% 3 ,SGST @%: 3.00



ED222924538IN
SP 1100010102 <110001>
GSTN No: 07AAAGH0019MZZK
Counter No:1,OF-Codes:OPER
To:ANJALI KAUSHAL,
LUDHIANA, PIN:141001
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,28/12/2022 ,13:36
Amt:41.00
,CBST @% 3 ,SGST @%: 3.00



SP 1100010102 <110001>
GSTN No: 07AAAGH0019MZZK
E.D.2.2.2924541IN
Counter No:1,OF-Codes:OPER
To:VARINDER KAUSHAL,
LUDHIANA, PIN:141001
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,28/12/2022 ,13:36
Amt:41.00
,CBST @% 3 ,SGST @%: 3.00

