

**SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.**

The undersigned being the Authorized Officer of Aditya Birla Finance Limited (“ABFL”) has taken the physical possession of the immovable property/Secured Asset being “All that part and parcel of **“E-33, Situated in Hospital Area, Nilokhri, Tehsil Nilokhri, Dist Karnal, Haryana-132117”** (“Secured Asset”) under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (“SARFAESI Act, 2002”) which stood secured in favor of ABFL towards financial facility availed by the Borrowers/Co-Borrowers namely **Happy Kirana Store, Hitesh Batra and Nisha Batra** (hereinafter collectively referred to as “Borrowers”) from ABFL.

The undersigned is enforcing its security interest against the Secured Asset as described hereinabove by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset. The Sale of the said Secured Asset will be effected on **“AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS” and “WHATEVER THEREIS BASIS”** on **27<sup>th</sup> of Feb 2024** at 12.00 noon for recovery of outstanding amount to the tune of **Rs. 1,17,46,227.35/- (Rupees One Crore Seventeen Lakhs Forty Six Thousand Two Hundred Twenty Seven and Thirty Five Paise Only)** as on **15.04.21** along with further interest charged thereon due to ABFL from the Borrowers. The sale price is fixed at **Rs. 21,00,000/- (Rupees Twenty One Lakh Only)**

The Borrowers and the public in general are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABFL is now under the process of enforcing its security interest by effecting sale of the said Secured Asset by way of private treaty as prescribed under the provisions of Rule 8 (5)(d) read with Rule 8 (8) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

**Date: 12.02.2024**

**Place: Karnal, Haryana**

**Authorized Officer  
(Aditya Birla Finance Limited)**