



By Speed Post/ Email

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

Date: 05.05.2023

To,

- 1. Advance Syntex Limited (Borrower),**
233/2 & 238/2, GIDC,
Raman Gamdi, POR,
Vadodara- 391243. Gujarat.
- 2. Earth Enterprises (Guarantor),**
107, GIDC,
Raman Gamdi, POR,
Vadodara- 391243. Gujarat.
- 3. Mr. Bhavan Dhirendra Vora (Guarantor),**
A-501, Vrundalay Greens,
Besides Cosmos Corporate House,
Altadra Pandra Road,
Vadodara- 390012. Gujarat.
- 4. Mr. Devang Dhirendra Vora (Guarantor),**
A-501, Vrundalay Greens,
Besides Cosmos Corporate House,
Altadra Pandra Road,
Vadodara- 390012. Gujarat.
- 5. Mrs. Jyotsna Shah (Guarantor),**
26, Rajasthamab Society,
Opp. Polo Ground,
Vadodara-390001. Gujarat.
- 6. Ms. Darshana Devang Vora (Guarantor),**
A-501, Vrundalay Greens,
Besides Cosmos Corporate House,
Altadra Pandra Road,
Vadodara- 390012. Gujarat.

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

**SUB: Loan Account No. 80000704 (New LAN HCFAH2TER00001000666) And 80000668
(New LAN HCFAH2TER00001000667), 80002307, 80002314, 022201**



Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon (East), Mumbai - 400063.
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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(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

(MINACS0222201),
80003569

HCFAH2TER00001000670,

HCFAH2TER00001000671,

REF: SALE NOTICE DATED 05.05.2023

Sir/ Madam,

1. This is with reference to the Possession Notice dated **30.03.2023** issued to your good self-giving a notice of Physical Possession under Rule 8(1) of Security Interest (Enforcement) Rules, 2002 for sale of secured asset i.e. All that part and parcel of the mortgaged property, being:

All that part and parcel of the property bearing: - All that Piece and Parcel in respect Of Immovable Property i. e. Non-Agricultural Land admeasuring 6779 sq. mtrs having Revenue survey No. 901, Khata no. 1348, Old R.S No. 901 Block survey No.1222 of Village Por, District: Vadodara" owned by Mrs. Jyotsna Shah"

The said Property is bounded by: -

East- Block No. 1227 Land Property

West- Block No. 828 Land Property

North- Block No. 852 Land Property

South- Block No. 1014 Land Property

Hereinafter referred to as "**Secured Asset**".

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 23.08.2022 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 addresses but you failed to make the payment of demanded amount i.e. **Rs. 7,72,83,021.40 (Rupees Seven Crore Seventy Two Lakhs Eighty Three Thousand and Twenty One and Paise Forty Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 21.08.2022** within 60 days of the said notice and as such the secured creditor has taken physical possession of the secured asset 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 asset at **Rs. 5,80,00,000/- (Rupees Five Crore Eighty Lakhs Only).**



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5. That accordingly, based on the commercial understanding, the secured creditor has decided that the secured asset may be put to sale, by holding an E- Auction of the secured asset on **16.06.2023** at a reserve price of **Rs. 5,80,00,000/- (Rupees Five Crore Eighty Lakhs Only)** for the said secured asset.
6. The date for inspection of the said secured asset is fixed on **30.05.2023 between 11:00 a.m. to 5:00 p.m.** The offers for the said secured asset should reach the office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS for **Rs. 58,00,000/- (Rupees Fifty-Eight Lakhs Only)** as Earnest Money Deposit on/before 13.06.2023 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 **16.06.2023**.
8. That since the sale of secured assets will be affected by holding E-Auction, 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 05.05.2023 including one in vernacular language having wide circulation at Vadodara, Gujarat.
9. The detailed terms and conditions of E-Auction is available 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

Mumbai

(Authorized Officer)

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