



**By Speed Post/ Email**

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

Date: 28<sup>th</sup> December, 2022

To,

1. AP Enterprises Pvt Ltd.,  
Through Director,  
Plot No.77, Industrial Area,  
Phase-2, Chandigarh-160002.  
Email:- [apentclb@yahoo.com](mailto:apentclb@yahoo.com)  
Contact No.:-9814006595

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 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 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 addressees 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 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 asset i.e. "All that part and parcel of the property bearing no. "Khasra No.160, Khata no. 862/934, Jamabandhi year 2008-2009, B-18-214/1, Plot no.165-L, Vakia Taraf Burda, HB 168, Abadi Model Town, Ludhiana" at **Rs.4,28,40,000/- (Rupees Four Crore Twenty Eight Lakhs Forty Thousand Only)**.
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. Now, please take notice that the said flats/Property will be sold by the undersigned by E-Auction on 18.01.2023 at Plot No. 17, 1<sup>st</sup> Floor, Vijaya Building, Barakhamba Road, New Delhi- 110001. The date for inspection of the said flat is fixed on 6<sup>th</sup> and 13<sup>th</sup> January 2023 between 11.00 AM to 5.00 PM. The Reserve Price in respect of sale of the said flats shall be **Rs.4,28,40,000/- (Rupees Four Crore Twenty Eight Lakhs Forty Thousand Only)**



6. 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.42,84,000/- (Rupees Forty Two Lakhs Eighty Four Thousand Only)** as Earnest Money Deposit on/before 17.01.2023 at Plot No. 17, 1<sup>st</sup> Floor, Vijaya Building, Barakhamba Road, New Delhi-110001 or at SCO-130-132, 1<sup>st</sup> 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 **18<sup>th</sup> January, 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.
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.

For Aditya Birla Finance Limited



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

POD - 28.12.2022

AP Enterprise 2nd Auction (Sale Notice)

SP 1100010102 <110001>  
GSTN No: 07AAAGH0019M2ZK  
ED2229244961IN  
Counter No:1,DP-Code:OPER  
To:AP ENTERPRISES,  
CHANDIGARH IND. AREA, PIN:160002  
From:ADITYA BIRLA FINANCE LTD , MD  
Wt:50grams, ,28/12/2022 ,13:43  
Amt:41.00  
,CGST @% 3 ,SGST @%: 3.00



SP 1100010102 <110001>  
GSTN No: 07AAAGH0019M2ZK  
ED2229245071IN  
Counter No:1,DP-Code:OPER  
To:MANFURA,  
BADDI, PIN:173205  
From:ADITYA BIRLA FINANCE LTD , MD  
Wt:50grams, ,28/12/2022 ,13:44  
Amt:41.00  
,CGST @% 3 ,SGST @%: 3.00



SP 1100010102 <110001>  
GSTN No: 07AAAGH0019M2ZK  
ED2229245151IN  
Counter No:1,DP-Code:OPER  
To:GURI ARJUN DEV,  
LUDHIANA, PIN:141001  
From:ADITYA BIRLA FINANCE LTD , MD  
Wt:50grams, ,28/12/2022 ,13:45  
Amt:41.00  
,CGST @% 3 ,SGST @%: 3.00



SP 1100010102 <110001>  
GSTN No: 07AAAGH0019M2ZK  
ED2229242011IN  
Counter No:1,DP-Code:OPER  
To:MANU GARG,  
PANCHKULA SEC-8, PIN:134109  
From:ADITYA BIRLA FINANCE LTD , MD  
Wt:50grams, ,28/12/2022 ,13:41  
Amt:41.00  
,CGST @% 3 ,SGST @%: 3.00



SP 1100010102 <110001>  
GSTN No: 07AAAGH0019M2ZK  
ED2229243251IN  
Counter No:1,DP-Code:OPER  
To:NRINDER KUMAR,  
PANCHKULA SEC-8, PIN:134109  
From:ADITYA BIRLA FINANCE LTD , MD  
Wt:50grams, ,28/12/2022 ,13:42  
Amt:41.00  
,CGST @% 3 ,SGST @%: 3.00



SP 1100010102 <110001>  
GSTN No: 07AAAGH0019M2ZK  
ED2229246121IN  
Counter No:1,DP-Code:OPER  
To:SHIV GARG,  
PANCHKULA SEC-8, PIN:134109  
From:ADITYA BIRLA FINANCE LTD , MD  
Wt:50grams, ,28/12/2022 ,13:42  
Amt:41.00  
,CGST @% 3 ,SGST @%: 3.00

