

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

By Speed Post/ Email

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

Date: 19th Oct, 2022

1.	BULLDYERS INTEGRATED SOLUTIONS PRIVATE LIMITED T-5, 3 rd Floor, No.48, Chander Plaza Arcot Road, Saligramam, Chennai, Tamil Nadu-600093 Email: skr0807@gmail.com Email: info@bulldyers.com Also At:- C-21, 1 st Floor, Community Centre, Janakpuri, New Delhi- 110058. Also At:- UG-7, Royal Rattan Building, MG Road, Indore-452001.	2.	SANTOSH KUMAR RAI RZ-5C/290, Street No-5C, Geetanjali Park, West Sagarpur, New Delhi-110046.
3.	Renu Rai RZ-5C/290, Street No-5C, Geetanjali Park, West Sagarpur, New Delhi-110046.		Shasi Rekha V No. 44 (A4), Balaji Galaxy Apartment, 88, Roja street, Kolappakkam Gerugamabakkam, Chennai-600122

Aditya Birla Finance Limited

1st Floor, Vijay Building, 17, Barakhamba Road, New Delhi - 110001.
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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To,

REF: Loan A/C No. 80001890, 80001905, 80002922, 80002944, 80003659
SUB: NOTICE OF 15 DAYS FOR SALE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 FOR SALE OF SECURED ASSET I.E. ALL THAT PART AND PARCEL OF THE MORTGAGE PROPERTIES, BEING “FLAT NO B -207, B-306, B- 307, B- 407, B- 507, B- 607, BUILDING NUMBER- B MARION RESIDENCY, PLOT NO 93, DUMAS, SURAT- 394550”

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 Securitisation 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. 3,92,76,126.97/- (Rupees Three Crores Ninety Two Lakhs Seventy Six Thousand One Hundred Twenty Six and Ninety Seven Paise Only)** as on 07.06.21 within 60 days 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. “FLAT NO B -207, B-306, B-307, B-407, B-507, B-607, BUILDING NUMBER- B MARION RESIDENCY, PLOT NO 93, DUMAS, SURAT- 394550”** in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder;

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3. 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 i.e. “**All that part and parcel of the property bearing no. “FLAT NO B -207, B-306, B-307, B-407, B-507, B-607, BUILDING NUMBER- B MARION RESIDENCY, PLOT NO 93, DUMAS, SURAT-394550”** at Rs. 3,92,26,800/- (Rupees Three Crore Ninety-Two Lakh Twenty-Six Thousand Eight Hundred Only) i.e. Rs. 65,37,800/- (Rupees Sixty-Five Lakh Thirty-Seven Thousand Eight Hundred Only) for Each Flat and the same was not materialized due to non- receipt of any bids.
4. That consequent thereto ABFL again attempted to sell the said Secured Asset by way of 2nd Public Auction dated 16.09.2022 for an amount of Rs. 3,84,00,000/- (Rupees Three Crore Eighty-Four Lakh only) for all six flats together, however, the same could not be materialized again due to non-receipt of the statutory amount of 15% after Sale/Bid Confirmation in favor of successful bidder and the same got failed. Therefore, the Secured Asset is now being sold by way of private treaty for an amount of **Rs. 64.50/- Lakh** each for 4 Flats having no. B-306, B-407, B-507 & B-607 and for an amount of **Rs. 64/- Lakh** each for the Flats having no B-207 & B-307 in due consonance with the provisions of the SAFESI Act, 2002 and the rules framed there under.
5. The notice is being given to you the above named addresses in the compliance of proviso to Rule 9(1) of security interest (enforcement) Rule, 2002 and you are hereby informed and notified that the Secured asset shall be sold after 15 clear days from this notice by the way of private treaty on **15th of November 2022** at 12.00 noon on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” basis.

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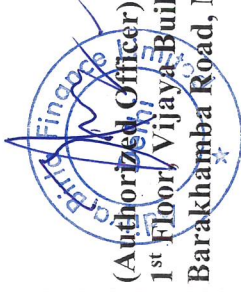


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6. That the attention of you the abovenamed addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

For Aditya Birla Finance Limited


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

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3rd Scale Notice
Bull Dyck.
20/10/22

SP 1100010102 <110001>
ESIN No: 07AAAHH0019WZK
EDS210794221M
Counter No:1,CP-Code:IFER
To:SAWESH KUNR RAI,
DELHI, PIN:110046
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,20/10/2022 ,14:48
Amt:18.00
,DST @% 1.5 ,SST @%: 1.50



SP 1100010102 <110001>
ESIN No: 07AAAHH0019WZK
EDS210794361M
Counter No:1,CP-Code:IFER
To:RENU RAI,
DELHI, PIN:110046



From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,20/10/2022 ,14:49
Amt:18.00
,DST @% 1.5 ,SST @%: 1.50

SP 1100010102 <110001>
ESIN No: 07AAAHH0019WZK
EDS210795411M
Counter No:1,CP-Code:IFER
To:MILINDERS I S PT,
DELHI, PIN:110058
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,20/10/2022 ,14:49
Amt:18.00
,DST @% 1.5 ,SST @%: 1.50



SP 1100010102 <110001>
ESIN No: 07AAAHH0019WZK
EDS210795151M
Counter No:1,CP-Code:IFER
To:SHWEL KENNA V,
CHENNAI, PIN:600122
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,20/10/2022 ,14:50
Amt:41.00
,DST @% 3 ,SST @%: 3.00



SP 1100010102 <110001>
ESIN No: 07AAAHH0019WZK
EDS210795241M
Counter No:1,CP-Code:IFER
To:B INTEGRATED S P T,
CHENNAI, PIN:600093
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,20/10/2022 ,14:51
Amt:41.00
,DST @% 3 ,SST @%: 3.00



SP 1100010102 <110001>
ESIN No: 07AAAHH0019WZK
EDS210795381M
Counter No:1,CP-Code:IFER
To:B INTEGRATED S P L,
MUMBAI, PIN:400001
From:ADITYA BIRLA FINANCE LTD , MD
Wt:50grams, ,20/10/2022 ,14:51
Amt:41.00
,DST @% 3 ,SST @%: 3.00

