



By Speed Post/ Email

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

To,

Date: 27th of Oct, 2023

1. Classic Polymers,

Through Proprietor,

Plot No. 81, Saini Colony, Near Moti Nagar,

Ludhiana, Punjab - 141003

Also At:

Plot No. 8, Baba Nand Singh Nagar,

Dugri, Ludhiana, Punjab – 143526

2. Classic Fabrics,

Through Proprietor,

Plot No. 76, Saini Colony, Near Moti Nagar,

Ludhiana, Punjab – 141009

3. Classic Laminates,

Through Raman Singla & Sons (HUF)

Proprietor/Karta,

Plot No. 72, Saini Colony, Near Moti Nagar,

Aditya Birla Finance Limited

Unit No. 38 A & 39, 1st Floor, CCC Chandigarh City Centre,
VIP Road, Block-B, Zirakpur, Chandigarh - 140603.

+91 22 4356 7100 | (F) +91 22 4356 7266 | 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



Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Ludhiana, Punjab – 141010

4. Mr. Raman Singla,

House No. 264 R, Model Town,

Ludhiana, Punjab – 141002.

5. Mrs. Smiely Singla,

House No. 264 R, Model Town,

Ludhiana, Punjab – 141002

Also At:

Plot No. 73, Saini Colony, Near Moti Nagar,

Ludhiana, Punjab – 141010

REF: **LOAN ACCOUNT NO.** 80002056, 80002063, 80002318, 80002320, 80003831, ABFDELLOC00001002122, 80002055, 80002060, 80002061, 80002062, 80002245, 80002246, 80002248, 80002249, 80003676, HCFLUDLOC00001001858, MINACS0178101.

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 Mortgaged Properties Being :

Property No. 1 - House No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab- 143526
&

Property No. 2 - House No. 264 R, Model Town, Ludhiana, Punjab- 141002
&

Property No. 3 - Plot No. 72, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010
&

Property No.4- Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010

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Intertek

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ADITYA BIRLA CAPITAL

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 **02.11.2022** 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. 10,60,93,622/- (Rupees Ten Crore Sixty Lakh Ninety Three Thousand Six Hundred Twenty Two Only)** as on **30 Oct 2022** 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. - **House No. 8, Baba Nand Singh Nagar, Dugri, Ludhiana, Punjab- 143526**" (hereinafter referred to as **Property No. 1**) & - **House No. 264 R, Model Town, Ludhiana, Punjab- 141002**" (hereinafter referred to as **property no. 2**) & - **Plot No. 72, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010** (hereinafter referred to as **Property No. 3**) & **Plot No. 73, Saini Colony, Near Moti Nagar, Ludhiana, Punjab-141010** (hereinafter referred to as **Property No. 4**) 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 above stated secured assets to put the Secured Asset on sale by way of public auctions through e-auction mode which were fixed on 26.09.2023 for Property No. 1,2,3 & 4. However, the said auctions have been failed due to lack of bids.
4. That the secured creditor has decided further that the secured asset may be put to sale by holding public auction through E-auction mode.
5. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of 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 **18.11.2023**.
6. That since the sale of secured asset will be affected 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.
7. Now, please take notice that the said flats/Property will be sold by the undersigned by E-Auction on **18th of November 2023**, at Plot No. 17, 2nd Floor, Vijaya Building, Barakhamba Road, New Delhi- 110001 or at SCO-130-132, 1st Floor, Apra Tower, Feroze Gandhi Market, Ludhiana-141001. The date for inspection of the said flat is fixed before 17th November, 2023 between 12.00 PM to 4.00 PM.
8. The Reserve Price in respect of sale of the said flats shall be **Rs. 85,09,131/- (Rupees Eighty Five Lakh Nine Thousand One Hundred Thirty One Only) (For Property 1)** & **Rs. 3,89,00,984 (Rupees Three Crore Eighty Nine Lakh Nine Hundred Eighty Four Only) (For Property 2)** & **Rs. 75,84,233 (Rupees Seventy Five Lakh Eighty Four Thousand Two Hundred Thirty Three Only) (For Property No. 3)** & **Rs. 82,17,653 (Rupees Eighty Two Lakh Seventeen Thousand Six Hundred Fifty Three Only) (For property no. 4**

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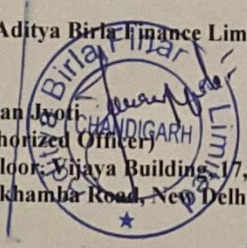


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9. The offers for the said flats/Property should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS for **Rs. 8,50,913.1 (Rupees Eight Lakh Fifty Thousand Nine Hundred Thirteen Only) (For Property 1) & Rs. 38,90,098.4 (Rupees Thirty Eight Lakh Ninety Thousand Ninety Eight Only) (For Property 2) & Rs. 7,58,423.3 (Rupees Seven Lakh Fifty Eight Thousand Four Hundred Twenty Three Only) (For Property 3) & Rs. 8,21,765.3 (Rupees Eight Lakh Twenty One Thousand Seven Hundred Sixty Five Only) (For property no. 4)** as Earnest Money Deposit on/before **17th of November 2023** up to 5.00 PM. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
10. Please treat this as notice under Rule 9 sub-rule 1 of the Security Interest (Enforcement) Rules, 2002, where hereby we give you notice of 15 days that the sale of the secured asset/s on the terms mentioned above shall be effected. 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.
11. 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.
12. ABFL reserves its right to reject any offer or cancel the said auction at any stage without assigning any reasons.
13. 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


Jeewan Jyoti
(Authorized Officer)
2nd Floor, Vijaya Building, 17,
Barakhamba Road, New Delhi-110001.

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