



By Speed Post/ Email

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

Dated: 20.02.2024

To,

1. **M/s Ubale Collection (Borrower);**  
Through Proprietor, Mrs. Manisha Ubale
2. **Mrs. Manisha Anand Ubale (Co-Borrower);**
3. **Mr. Anand Yamajirao Ubale (Co-Borrower).**

All are at:

CTS No. 727, Subhash Road, Jalna – 431203.

All are also at:

Kalikurti, Near Mission Hospital,

Durga Mata Road, Jalna – 431203.

**Email:** manishau1984@gmail.com

... (Hereinafter collectively referred to as '**Borrowers/Co-Borrowers**')

**REF:** Loan Account Nos. ABFLAURPOP0000052786 and Loan Account ABFLAURLAPO000101380

**SUB:** Notice of 30 days in terms of Rule 9(1) of Security Interest (Enforcement) Rules, 2002 For Sale of the immovable property being:

**"CTS No. 727 (P), Sheet No. 37, Old Property No. 2910 and 2911 and New Property No. 1, Subhash Road, Sadar Bazar, Jalna – 431203."**

**(hereinafter referred to as "immovable property/ Secured Asset").**

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,  
Near Hub Mall, Goregaon East, Mumbai - 400063.  
+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





Ma'am / Sir,

1. This is with reference to our notice dated 19.01.2024 issued to your good self-giving a notice of 30 days under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 and Section 13(8) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) wherein we called upon you to redeem the above-mentioned Secured Assets by exercising your rights under Section 13(8) of the SARFAESI Act, 2002. Vide the said notice, we called upon you to pay a sum of **Rs.1,12,44,109.28 (Rupees One Crore Twelve Lakhs Forty Four Thousand One Hundred Nine and paise Twenty Eight Only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till 12.01.2024 with all costs, charges and expenses incurred by it prior to the date of publication of public notice for transfer of the Secured Asset by any one mode as contemplated under the Act. That you had failed to exercise your rights under Section 13(8) of the SARFAESI Act, 2002.
2. That after availing the aforesaid loan from Aditya Birla Finance Ltd (ABFL/Secured Creditor), You had committed default in repayment of the loan amount and in view of the continuous default of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), the above referred loan account of the Borrower was classified as **Non-Performing Asset (NPA) on 13.08.2023** in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, a demand notice dated 14.08.2023 u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon You but You failed to make the payment of demanded amount i.e. **Rs.1,05,69,234.80 (Rupees One Crore Five Lakhs Sixty Nine Thousand Two Hundred Thirty Four and paise Eighty Only)** by way of Outstanding Principal, arrears (including accrued late charges) and interest till 12.08.2023 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, the Secured Creditor has decided that the Secured Asset may be put to sale in accordance with Rule 8(5) by issuing a public notice in the newspaper. It is stated that the Authorized Officer has obtained valuation of the above-mentioned secured assets from an approved valuer and in consultation with the secured creditor, had fixed the Reserve Price of the secured assets, the details of which are given below:



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Collateral Property Address and Description.	Reserve Price (in Rs.)	Earnest Money Deposit Amount (in Rs.)
"CTS No. 727 (P), Sheet No. 37, Old Property No. 2910 and 2911 and New Property No. 1, Subhash Road, Sadar Bazar, Jalna – 431203."	1,20,88,170/-	12,08,817/-

5. That the secured creditor has decided that the secured asset may be put to sale, by holding a public auction through E-auction mode on **29.03.2024** at a Reserve Price and Earnest Money Deposit Amount, the details of which are mentioned in point 4 herein above.
6. The date for inspection of the said asset is fixed from 11.03.2024 till 15.03.2024 The offers for the said Property should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS at the Earnest Money Deposit on/before 28.03.2024 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 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 29.03.2024
8. That since the sale of secured assets will be affected by holding public auction through e-auction mode, 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 21.02.2024 including one in vernacular language having wide circulation at Jalna, Maharashtra.
9. The detailed terms and conditions of E-Auction has been uploaded on website <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

For Aditya Birla Finance Limited

(Authorized Officer)



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