



By Speed Post/ Email

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

Date: 06.07.2023

To,

- 1. Tejas Tyre ("Borrower")**  
**A Partnership Concern having its Registered Office at:**  
Shop No. 13 & 14, Ratnamala Complex,  
Katargam Amroli Road,  
Katargam, Surat, Gujarat- 395004.
- 2. Manoj Dhirajlal Mathukiya ("Mortgagor/ Guarantor")**  
D-204, Radhe Residency,  
Opposite ABC Market,  
Near, Sudama Chowk, Chorasi, Surat  
Gujarat- 394101.
- 3. Mathurbhai Ravjibhai Mathukiya ("Guarantor")**  
8, Parisharam Apartment, Kshama Society  
Dharam nagar Road, Surat City,  
A.K. Road, Surat, Gujarat 395008.
- 4. Bhavanaben Mathurbhai Mathukiya ("Guarantor")**  
8, Parisharam Apartment, Kshama Society  
Dharam nagar Road, Surat City,  
A.K. Road, Surat, Gujarat 395008.
- 5. Manisha Manoj Mathukiya ("Guarantor")**  
D-204, Radhe Residency,  
Opposite ABC Market,  
Near Sudama Chowk, Chorasi, Surat  
Gujarat- 394101.
- 6. Maganbhai Ravajibhai Mathukiya ("Mortgagor/ Guarantor")**  
A-1001, Rajhans Tower,  
Abrama Road, Motavarachha,  
Surat City, Surat, Gujarat- 394101.

.....(hereinafter collectively referred to as '**Borrower/s, Guarantor/s, Mortgagor/s**')

**SUB: Loan Account Nos. 80001251 for an amount of Rs.50,00,000.00/- (Rupees Fifty Lakhs Only), 80003352 for an amount of Rs.18,26,000/- (Rupees Eighteen Lakhs Twenty-Six Thousand Only), 80003920 for an amount of Rs.1,87,707/- (Rupees One Lakh Eighty-Seven Thousand Seven Hundred and Seven Only) and MINACS0238101 for an amount of Rs.50,00,000.00/- (Rupees Fifty Lakhs Only)**



Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)

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



intertek

**REF:** 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. Shop Nos. 13 and 14 both situated on the ground floor adm. 250 sq. ft. along with undivided share in the land, "Ratnamala Complex", situated at Revenue Survey No. 268/1+2, Town Planning Scheme No. 19 (Katargram), Final Plot No. 74/ A, having tenement no. 19E-32-6725-0-001 of Moje Katargram, Surat

Sir/ Madam,

1. This is with reference to the Sale Notice dated **07.07.2023** giving a notice of 15 days under Rule 8(6) read with 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 properties, being
  - a. Shop No. 14 on the ground floor adm. 250 sq. ft. along with undivided share in the land, "Ratnamala Complex", situated at Revenue Survey No. 268/1+2, Town Planning Scheme No. 19 (Katargram), Final Plot No. 74/ A, having tenement no. 19E-32-6725-0-001 of Moje Katargram, Surat owned by Maganbhai Mathukia
  - b. Shop No. 13 on the ground floor adm. 250 sq. ft. along with undivided share in the land, "Ratnamala Complex", situated at Revenue Survey No. 268/1+2, Town Planning Scheme No. 19 (Katargram), Final Plot No. 74/ A, having tenement no. 19E-32-6725-0-001 of Moje Katargram, Surat owned by Manojbhai Mathukia

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

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 16.12.2022 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.1,01,16,045.42 (Rupees One Crore One Lakh Sixteen Thousand Forty Five and Paise Forty Two Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due and payable as on 13.12.2022** 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.86,62,500/- (Rupees Eighty-Six Lakhs Sixty-Two Thousand Five Hundred Only)**.
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 **25.07.2023** at a



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reserve price of **Rs.86,62,500/- (Rupees Eighty-Six Lakhs Sixty-Two Thousand Five Hundred Only)** for the said secured asset.

6. The date for inspection of the said secured asset is fixed on **21.07.2023 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. 8,66,250/- (Rupees Eight Lakhs Sixty Six Thousand Two Hundred Fifty Only)** as Earnest Money Deposit on/before 24.07.2023 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 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 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 15 clear days from this notice on **25.07.2023**.
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 has been published in two leading newspapers on 07.07.2023 including one in vernacular language having wide circulation at Surat, 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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