

Aditya Birla Finance Ltd.

(A subsidiary of Aditya Birla Capital Ltd.)



ADITYA BIRLA  
CAPITAL

PROTECTING INVESTING FINANCING ADVISING

**By Speed Post/whatsapp/Email**

**Notice under Rule 8(6) of Security Interest (Enforcement) Rules, 2002**

Date: 01.02.2021

To,

1.	Ambala Automobile India Ltd., Village-Khudd Khurd, Jagadhari Road, Ambala Cantt., Haryana-133001. Also At:- M-31, Near Police Station Industrial Area Yamuna Nagar 135001. Email:-omz.suzuki@gmail.com	2.	Kirtiman Cements & Packaging Industries Ltd., M-31, Industrial Area, Behind Police Station, Yamuna Nagar- 135001. Also At:- SCO 196 197sector 34 A Chandigarh-160022. Email:- kirtimanpackaging@gmail.com
3.	Bhaskar International Pvt. Ltd., #4, HSIIDC, Manakpur-2, Chhchharauli, Yamuna Nagar-135001.	4.	Sunil Kumar Oberoi, H.No-109, Sashtri Colony, Near Rana Pratap Park, Jagadhari, Yamuna Nagar-135001. Email:- Sunilkumaroberoi@rediffmail.com Contact No.9315066000
5.	Ashwani Kumar Oberoi, H.No-461-R, Model Town, Jagadhari, Yamuna Nagar- 135001.	6.	Nitish Kumar, H.No-461-R, Model Town, Jagadhari, Yamuna Nagar- 135001.
7.	Jatinder Oberoi, H.No-461-R, Model Town, Jagadhari, Yamuna Nagar- 135001.	8.	Kamlesh Oberoi, H.No-461-R, Model Town, Jagadhari, Yamuna Nagar- 135001.
9.	Gauri Rani Oberoi, H.No-109, Sashtri Colony, Near Rana Pratap Park, Jagadhari, Yamuna Nagar-135001		

**REF: LOAN ACCOUNT NUMBER LOAN AGAINST PROPERTY  
ABFLCHD\_LAP0000005058.**

**SUB: NOTICE OF 30 DAYS FOR SALE UNDER RULE 8(6) OF SECURITY INTEREST  
(ENFORCEMENT) RULES, 2002 FOR SALE OF SECURED ASSET I.E.  
PROPERTY LOCATED AT HADBAST NO. 99, KHEWAT NO. 858 KHATONI**



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Plot No. 17, 1st Floor, Vijaya Bank Building, Barakhamba Road,  
New Delhi - 110 001.

+91 11 4738 8800 | (F) +91 11 4738 8500 | 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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1073 KASRA NO. 18//21/1 (1-16), 21//1/1 (3-12), 21//10/2 (3-12), 21//11/1 (1-2) KITTE 4, KHASRA NO. 22//15/2 (3-0), AS PER JAMABANDHI FOR THE YEAR OF 2004-05, MEASURING 05 KANAL 11MARLA AND HADBAST NO. 99, KHEWAT NO. 858, KHATONI NO. 1073, KHASRA NO. 18//21/1 (1-16), 21//1/1 (3-12), 21//10/2 (3-12), 21//11/1 (1-2), 22//15/2, MEASURING 07 KANAL 11 MARLA, TOTAL MEASURING 13 KANAL 2 MARLA VILLAGE KHUDA KHURD, JAGADHARI ROAD, AMBALA CANTT. PIN CODE – 133001.

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 06.11.2019 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 within 60 days of the said notice and as such the secured creditor has taken physical possession of immovable property being “ ALL THAT PIECE AND PARCEL OF flat/apartment being **Property located at Hadbast No. 99, Khewat no. 858 Khatoni 1073 Kasra no. 18//21/1 (1-16), 21//1/1 (3-12), 21//10/2 (3-12), 21//11/1 (1-2) Kitte 4, Khasra no. 22//15/2 (3-0), as per Jamabandhi for the year of 2004-05, Measuring 05 Kanal 11 Marla and Hadbast no. 99, Khewat no. 858, Khatoni no. 1073, Khasra no. 18//21/1 (1-16), 21//1/1 (3-12), 21//10/2 (3-12), 21//11/1 (1-2), 22//15/2, Measuring 07 Kanal 11 Marla, Total Measuring 13 Kanal 2 Marla Village Khuda Khurd, Jagadhari Road, Ambala Cantt. Pin Code – 133001.** 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. Property located at Hadbast No. 99, Khewat no. 858 Khatoni 1073 Kasra no. 18//21/1 (1-16), 21//1/1 (3-12), 21//10/2 (3-12), 21//11/1 (1-2) Kitte 4, Khasra no. 22//15/2 (3-0), as per Jamabandhi for the year of 2004-05, Measuring 05 Kanal 11 Marla and Hadbast no. 99, Khewat no. 858, Khatoni no. 1073,

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Khasra no. 18//21/1 (1-16), 21/1/1 (3-12), 21//10/2 (3-12), 21//11/1 (1-2), 22//15/2, Measuring 07 Kanal 11 Marla, Total Measuring 13 Kanal 2 Marla Village Khuda Khurd, Jagadhari Road, Ambala Cantt. Pin Code – 133001 at Rs. **10,23,00,000/- (Rupees Ten Crores Twenty Three Lakhs 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. That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees in compliance of Rule 8(6) 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 30 clear days from this notice on **08<sup>th</sup> March, 2021** (or any day thereafter).
6. 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.
7. 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



Chitresh B.  
(Authorized Officer)

1<sup>st</sup> Floor, Vijaya Building, N-17,  
Barakhamba Road, New Delhi-110001.  
Mobile No. 9205083582/ 9716456645

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