



**ADITYA BIRLA
CAPITAL**

By Speed Post

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

Date: 09.04.2025

To,

1. M/s Shivam Industries,
Through Partner,
Plot No. A-43/2, Site -4,
Industrial Area, Sahibabad
Ghaziabad- U.P. – 201010
Also At-
Flat No. G-4, Upper Ground Floor,
Rear RHS, ABHI Apartment, Plot No. 4/18.
Sector 5, Rajender Nagar, Ghaziabad, U.P.- 201010
2. Mr. Anil Verma,
Flat No. G-4, Upper Ground Floor,
Rear RHS, ABHI Apartment, Plot No. 4/18.
Sector 5, Rajender Nagar, Ghaziabad, U.P.- 201010
3. Mrs. Sunita Verma,
Flat No. G-4, Upper Ground Floor,
Rear RHS, ABHI Apartment, Plot No. 4/18.
Sector 5, Rajender Nagar, Ghaziabad, U.P.- 201010

SUBJECT: 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 Property Being "Flat No. G-4, Upper Ground Floor, Rear RHS, ABHI Apartment, Plot No. 4/18, Sector 5, Rajender Nagar, Ghaziabad, U.P. – 201010"

**REFERENCE: Loan Account No. ABFLND_LAP0000031108, ABFLND_LAP0000033271,
ABFLND_LAP0000097150, ABND_LAP000000537445**

Sir/ Madam,

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned below, stands transferred to Aditya Birla Capital Ltd., the amalgamated company.



Aditya Birla Capital Limited

17, 2nd Floor, Vijaya Building, Barakhamba Road, New Delhi - 110 001.
Tel: +91 22 6723 9101 | abc.secretarial@adityabirlacapital.com | www.adityabirlacapital.com
For customer care and other queries : care.finance@adityabirlacapital.com
Toll-free no.: 1800-270-7000

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat – 362 266
Tel: +91 28762 43257
CIN: L67120GJ2007PLC058890



Aditya Birla Capital Limited ("ABCL") is serving upon you the borrowers namely **M/s Shivam Industries, Through Partner, Mr. Anil Verma, Mrs. Sunita Verma** (hereinafter collectively referred to as the "**Borrowers**") the present notice for sale of the above noted Secured Asset being "All that part and parcel of the properties bearing no. "**Flat No. G-4, Upper Ground Floor, Rear RHS, ABHI Apartment, Plot No. 4/18, Sector 5, Rajender Nagar, Ghaziabad, U.P. – 201010**" ("**Secured Asset**") under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

1. That after availing the aforesaid loans the Borrowers 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 **15.12.2022** U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon all the Borrowers, however, the Borrowers failed to make the payment of demanded amount i.e. **Rs. 1,16,62,586/- (Rupees One Crore Sixteen Lakh Sixty Two Thousand Five Hundred and Eighty Six Only)** due as on **09.12.2022** within 60 days from the date of the said notice and as such the secured creditor i.e. ABCL has taken physical possession of the Secured Asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
3. Therefore, in exercise of its right as a secured creditor under the provisions of the SARFAESI Act, 2002 and rules framed thereunder, the secured creditor i.e. ABCL has decided to put the Secured Asset on sale by way of public auction through E-auction Mode on **30.04.2025** in compliance of provisions of SARFAESI Act, 2002 and rules frame thereunder.
4. Further, please note that in consultation with the Secured Creditor the authorized officer of ABCL has obtained valuation of the Secured Asset from an approved valuer in compliance of Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002 and fixed the reserve price of the Secured Asset as per below break up :

Description of Property	Reserve Price	EMD Amount
"Flat No. G-4, Upper Ground Floor, Rear RHS, ABHI Apartment, Plot No. 4/18, Sector 5, Rajender Nagar, Ghaziabad, U.P. – 201010"	Rs. 25,17,329/- (Rupees Twenty-Five Lakhs Seventeen Thousand Three Hundred and Twenty-Nine Only)	Rs. 2,51,733/- (Rupees Two Lakhs Fifty-One Thousand Seven Hundred Thirty-Three Only).

5. Now, please take notice that the said Secured Asset will be sold by the undersigned by E-Auction on **30.04.2025**. The inspection of the said secured asset can be done by requesting in advance to Authorized Officer of ABCL between 10.00 AM to 05.00 PM of every Friday.
6. The offers for the said Secured Asset should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit on or before **29.04.2025** at Plot No. 17, 2nd Floor, Vijaya Building, Barakhamba Road, New Delhi- 110001. 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 the Borrowers 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**" basis after 15 clear days from this notice on **30.04.25**.



Aditya Birla Capital Limited

17, 2nd Floor, Vijaya Building, Barakhamba Road, New Delhi - 110 001.

Tel: +91 22 6723 9101 | abc.secretarial@adityabirlacapital.com | www.adityabirlacapital.com

For customer care and other queries : care.finance@adityabirlacapital.com

Toll-free no.: 1800-270-7000

Registered Office:

Indian Rayon Compound,

Veraval, Gujarat - 362 266

Tel: +91 28762 43257

CIN: L67120GJ2007PLC058890



**ADITYA BIRLA
CAPITAL**

8. 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.
9. That the attention of the Borrowers 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.
10. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://abfl.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>.
11. Enclosed is the Sale Notice dated 09.04.2025 in the two Leading Newspaper of Ghaziabad as Annexure -1 & 2.

For Aditya Birla Capital Limited


Ayush Jhangran
(Authorized Officer)

2nd Floor, Vijaya Building, 17,
Barakhamba Road, New Delhi-110001.

Aditya Birla Capital Limited

17, 2nd Floor, Vijaya Building, Barakhamba Road, New Delhi - 110 001.

Tel: +91 22 6723 9101 | abc.secretarial@adityabirlacapital.com | www.adityabirlacapital.com

For customer care and other queries : care.finance@adityabirlacapital.com

Toll-free no.: 1800-270-7000

Registered Office:

Indian Rayon Compound,

Veraval, Gujarat - 362 266

Tel: +91 28762 43257

CIN: L67120GJ2007PLC058890

पृष्ठ सं. 36 [विषय पृष्ठ 34 (3) के साथ]	
ग्राम पंचायत अधिकायन सं. 2, मुन्डी में	
दीर्घा देव, मन्थली, रीतिकादेव पट्ट, जोरवा कर्मदे, मुन्डी - 400005	
यूनियन द्वारा प्रेषित अधिकायन, 1997 के तहत मुन्डी आवासीय अधिकायन, 1961 को	
मुन्डी आवासीय के विषय 48 के तहत ग्राम पंचायत की मदद को मांग	
मुन्डी आवासीय सं. 28	
अनुमोदित कार्यवाही सं. 67/1810	आवृत्ति तिथि: 21/04/2023
पुनर्विचार अधिकायन (सीटी) ऑफिसर	ऑफिसर/डी. माया
ग्राम	अधिकृत देवरा
देवरा की सीमाएं पुनः अलग	
विषय	
1. देवरा की सीमाएं (सीटी-1) 151 विमान, 431, रीतिकादेव पट्ट, मुन्डी - 400004	
2. जोरवा पट्ट (सीटी-2) रीतिकादेव पट्ट, पाली विमान, 431, रीतिकादेव पट्ट, मुन्डी - 400004	
3. जोरवा पट्ट (सीटी-3) रीतिकादेव पट्ट, पाली विमान, 431, रीतिकादेव पट्ट, मुन्डी - 400004	
4. जोरवा पट्ट (सीटी-4) रीतिकादेव पट्ट, पाली विमान, 431, रीतिकादेव पट्ट, मुन्डी - 400004	
5. जोरवा पट्ट (सीटी-5) रीतिकादेव पट्ट, पाली विमान, 431, रीतिकादेव पट्ट, मुन्डी - 400004	

[illegible][illegible][illegible]

