

Without Prejudice

To,

1.Hindustan Traders
B-121 main road shakurpur
East Delhi 110092
Through its Proprietor and/or Authorised Signatory

2.Mrs. Anju Gupta
B-121 main road shakurpur
East Delhi 110092

3.Anil Gupta
B-121 main road shakurpur
East Delhi 110092

Also Are at At:-

B-78 Ground floor khasra no. 478Plot no. 44 Gali post office wali Shakurpur village
Mandawali Fazalpur East Delhi 110092

(Hereinafter collectively referred to as "the Borrowers")

Sir/Madam,

NOTICE UNDER THE PROVISION OF SARFAESI ACT READ WITH RULE 8(5) (C), 8(6)
AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The undersigned is an Authorised Officer of Unity Small Finance Bank Limited duly appointed under the provision of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and empowered to issue this notice.

■ **UNITY SMALL FINANCE BANK LIMITED**
CIN : U65990DL2021PLC385568
Email : info@unitybank.co.in

■ **REGISTERED OFFICE**
40, Basant Lok,
Vasant Vihar,
New Delhi 110057
Tel No. 011-47414100

■ **CORPORATE OFFICE**
Centrum House, CST Road,
Vidyanagari Marg, Kalina,
Santa Cruz (E), Mumbai 400098
Tel No. 022-42159000

Page 1 of 3



UNITY

Small
Finance
Bank

1. That you the borrower & guarantors had availed various credit facilities from **Centrum Financial Services Limited ("The original lender")** after executing various financing / security documents in favor of the said company. As you failed maintain the financial discipline to repay the loan, your loan account was classified as non-performing asset as per guidelines issued by Reserve Bank of India from time to time.
2. That, **Centrum Financial Services Limited ("The original lender")** by virtue of a Business Transfer Agreement dated 26.10.2021 has entered into an agreement with **Unity Small Finance Bank Limited ("The new lender")** pursuant to which the new lender has acquired the entire business of original lender as a going concern by way of a slump sale. By virtue of the said assignment, **Unity Small Finance Bank Limited** has become secured creditor and lawfully entitled to recover the entire contractual dues. **Unity Small Finance Bank Limited** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 08.08.2022 and called upon you to repay the entire outstanding amount aggregating to **Rs732213/- (Seven lac thirty two thousand two hundred thirteen Only)** as on 26.11.2022 together with future interest thereon till the date of entire payment within a period of sixty (60) days from the date of the said demand notice.
3. As you have failed to comply with statutory demand notice, the Authorised officer of **Unity Small Finance Bank Limited** duly empowered under section 13 (4) read with section 14 of the SARFAESI Act, 2002 taken physical possession of the following secured property on **11.03.2023**
4. We now hereby give you notice of thirty days that the mortgaged property mentioned in the annexure below shall be sold by the undersigned by way of E-auction on **25.05.2023** between **11.00 AM to 1.00 PM**

■ **UNITY SMALL FINANCE BANK LIMITED**
CIN : U66990DL2021PLC385568
Email : info@unitybank.co.in

■ **REGISTERED OFFICE**
40, Basant Lok,
Vasant Vihar,
New Delhi 110067
Tel No. 011-47414100

■ **CORPORATE OFFICE**
Centrum House, CSS Road,
Vidyanagari Marg, Khar West,
Santacruz (E), Mumbai 400098
Tel No. 022-42159000

Page 2 of 3

DESCRIPTION OF THE PROPERTY	RESERVE PRICE
<p>ALL THAT PIECE AND PARCEL OF BUILT UP GROUND FLOOR, WITHOUT ROOF RIGHTS, AREA MEASURING 36 SQ. YDS., PART OF BUILT UP PROPERTY BEARING NO. B-78, (BUILT ON PLOT NO. 44-A), SITUATED AT ABADI OF GALI POST OFFICE WALI, SHKARPUR, DELHI-110092, ALONGWITH PROPORTIONATE, UNDIVIDED, INDIVISIBLE, AND OWNERSHIP RIGHTS IN THE LAND UNDERNEATH, WITH ALL THE FREE HOLD RIGHTS, TITLE, AND INTEREST OF THE SAID FLOOR WHICH IS BOUNDED BY.</p> <p>BOUNDARIES AS PER SALE DEED:</p> <p>EAST: ROAD 20 FEET WIDE;</p> <p>WEST: PROPERTY OF OTHERS;</p> <p>NORTH: PROPERTY OF OTHERS;</p> <p>SOUTH: REMAINING PORTION OF PROPERTY BEARING NO. B-78"</p>	<p>Rs 14,50,000.00</p>

5. attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Your Act, in respect of time available, to redeem the secured assets. Hence, you may redeem your aforesaid secured property by repaying the entire aforesaid dues before the date of auction.
6. The E- Auction Notice is being published in Financial Express and Jansatta newspaper as well on 14.04.2023
7. Please refer portal <https://sarfaesi.auctiontiger.net> for other terms and condition of the E- Auction and also attached herewith.

Yours sincerely,

Date: 14.04.2023

Place: Delhi

(Authorised Officer)

■ **UNITY SMALL FINANCE BANK LIMITED**
CIN : U65990DL2021PLC385568
Email : info@unitybank.co.in

■ **REGISTERED OFFICE**
40, Basant Lok,
Vasant Vihar,
New Delhi 110057
Tel No. 011-47414100

■ **CORPORATE OFFICE**
Centrum House, CST Road,
Vidyanagar Marg, Kalina,
Santacruz (E), Mumbai 400098
Tel No. 022-42169000

Page 3 of 3