

ADITYA BIRLA FINANCE LTD.

M/s. Aditya Birla Finance Limited

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Offices: Aditya Birla Finance Ltd, Unit #10 & 12, 6th & 4th Floor, Oval, Venkat Narayan Road, T Nagar, Chennai - 600 017 and “No.739 2nd Floor Avinashi Road, Anna statue, Coimbatore - 641018”.

Authorized Officer Mr. Shivarasan Devar

Contact: 9004861424

Auction Service Provider: M/s E- Procurement Technologies Limited(Auction Tiger) B-704/705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006,

E-Auction Sale Notice

Pursuant to taking possession of the secured assets mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)** for the recovery of amount due from borrower(s), co-borrower(s) and guarantor(s), offers are invited by the undersigned in sealed covers for purchase of immovable properties, as described hereunder, which is in the Physical Possession, **on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’**, Particulars of which are given below:-

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding (As on 30.10.2022)
GV Traders, GV Trading Company, Mr. Govindarajulu, Mrs. Chandra and Mr. Aravinth	04.05.2021 for Rs. 6,17,58,525 /-	Property (1) Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, No.44 Kanakkampalayam Village, S.F.No.47/1 in punjai acre 0.80 lands was developed into residential layout in the name of “Vishnuvaganam Layout” under approval Ma.Va/Na.Vu.Ee.No.1158/1991 in site No. 6 with in the following boundaries and measurements: North of - Property belonging to Loganathan South of - 23 ft. width East West layout road East of - Site No.7 with house building West of - 60 ft. width Shem road In this middle, East - West on the North side - 59’0” ft. East - West on the South side - 71’6’ ft. South - North on the both sides - 43’0” ft. Admeasuring 2805.75 Sq.ft. Or 260.66 sq.m extent of land with tarsusbuilding with doors, windows, Water connection, electricity connection and both deposits, with using the	Rs. 80,72,538.30/-	Rs. 8,07,253.83 /-	Rs. 6,64,78,395/- in Loan Account Nos. 80001064, 80002291, 80001065 and 80002305

	<p>rights to layout roads common usage and common pathways etc., As Municipality Survey this property is comprised in Ward No.F, Block No.18, T.S.No.6 (Part), and T.S. Ward No. 31.</p>			
	<p>Property (2)</p> <p>Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, No.42 Udumalpet Village, Ward No. B, Block No.7, T.S.No.8/1 part, T.S.Ward No.5, S.F.Nos.116, 117 in Punjai acre 19.67 lands as per sale deed No. 3432/76 one portion of land was developed into residential layout an extent of 6155 sq.ft. within the following boundaries and measurements; North of - Property belonging to G.V.G paper Mills, Jeyaraman South of - House belonging to Jayachandran East of - House belonging to Devaraj, Property Belonged to Chinnadurai West of - 40 ft. width South North Road In this middle, East west on the North Side-72'0" ft. In this towards on the North Side -11'9' ft. In this towards on the West side — 10'1.5" ft. East west on the South Side — 82' 7 1/2' ft. South North on the East Side- 73'3" ft. South North on the West Side -85'0' ft. Admeasuring 6155 Sq.ft. or 14.13 cents or 226.02 Sq.m extent of land with tarsus building with doors, windows, water connection, electricity connection and both deposits, with using the rights to the layout roads common usage and common pathways etc.</p>	<p>Rs. 2,55,88,75 5/-</p>	<p>Rs. 25,58,875.5 0/-</p>	

For detailed terms and conditions of the sale, please log on to the website <https://sarfaesi.auctiontiger.net>

TERMS AND CONDITIONS OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION:

- Date of Inspection of the Immovable Properties is from **07.11.2022 to 22.11.2022** between **11:00 am to 03:00 pm.**
- Last Date & Time of submitting EMD: **23.11.2022** from **10:00 am to 3 :00 pm.**
- The Auction Sale will be an Online E-Auction/Bidding through approved Service Provider M/s E- Procurement Technologies Limited(Auction Tiger) Help Line Nos. 079-6813 6837/80/72/94 & Contact Person: Vivek Kachariya(Mo.: 9081830222) Help Line E-mail id: support@auctiontiger.net & vivek@auctiontiger.net through the web portal <https://sarfaesi.auctiontiger.net>;

- The Auction Sale will be held on **25.11.2022** between **11.00 a.m to 1.00 p.m** with auto-extensions for 5 (five) minutes in case a bid is placed in the last 5 minutes before the appointed closing time;
- The bid price to be submitted shall be above the Reserve Price fixed by the Authorized Officer ("AO") and the bidders shall further improve their offer in multiples of **Rs.25,000/- (Rupees Twenty Five Thousand only)**.
- The properties will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution or such extended period as agreed upon in writing by and solely at the discretion of the AO failing which the Financial Institution shall forfeit amounts already paid/deposited by the purchaser.
- Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
- Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format / incomplete bids are liable to be rejected.
- Annexure shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above. Earnest Money Deposit (EMD) as mentioned against properties described in the accompanying Sale Notice shall be deposited through Demand Draft.
- The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
- Prospective intending bidders may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
- The EMD of the unsuccessful bidder will be returned of closure of the E-Auction proceedings.
- The sale is subject to confirmation by the Financial Institution. If the Borrower/Guarantor(s) pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
- To the best of knowledge and information of the AO, no other encumbrances exist on the aforesaid properties, however the prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
- The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
- On compliance of terms of sale, AO shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, IT etc. shall be borne by the purchaser as prescribed in the act.
- The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
- The Demand Draft Should be made in favor of 'Aditya Birla Finance Limited'.
- The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

Place: Coimbatore

For ADITYA BIRLA FINANCE LIMITED

Date: 03.11.2022

Authorised Officer