

APPENDIX- IV-A

[See proviso to rule 9(1) of the Security Interest (Enforcement) Rules, 2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s) and Mortgagor (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through E-Auction on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” basis on 30.04.2024 **for recovery of Rs. 2,84,52,427/- (Rupees Two Crore Eighty Four Lakhs Fifty Two Thousand Four Hundred and Twenty Seven only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **as on 05.01.2017** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors namely Mr Dhaval Anilbhai Karia, Mr Anilkumar Bhailal Thakkar, Mrs Bhavnaben Anilbhai Karia, Mrs Megha Dhaval Karia, M/s. Aastha Associates, Mr Anilkumar Bhailal Thakkar (HUF)**. The details of the reserve price and the earnest money deposit are given below:

EMD Amount (in Rs.)	Reserve Price (in Rs.)
18,36,890.4/-	1,83,68,904/-

Description of the immovable properties

Office No. A1 To A5, 3rd Floor, Perfect Point, Jagnath Plot, Dr. Yagnik Road, Opp. Ramkrishna Ashram, Rajkot-360001 (Rajkot Rev Sur No 2057 & 2058, City Sur Ward No 14, Sheet No 159)”

On or towards the North by: Main Door, Passage, Stair, Lift, Toilet
On or towards the South by: Others Property
On or towards the East by: Others Property
On or towards the West by: Main Door, Passage, Stair, Lift, Toilet

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e.

<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 10.04.2024

Place: Rajkot

Sd/-
Authorised Officer

For **Aditya Birla Finance Limited**