

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, at No 01/78, Star Avenue, 6th Cross, Victoria Road, Victoria Layout, Bengaluru, Karnataka 560047”.

Authorized Officer Mr. Akash NA

Contact: 9686701466

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 asset 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 property, 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 property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstandi ng (As on 13.09.202 3)
Mr. Abdul Jameel, Mrs. Syed Samiunnisa , M/s. Zener Electric Company,	28.03.2018 for Rs. 4,43,92,670 /-	Residential Apartments at G.R Grand Residency situated at Flat No BG-4, Ground floor, Jaraganahalli Village, Kanakapura Main Road, Bangalore 560078, all the piece & parcel of property bearing Khata No232 & 234, (old) and property bearing No 132 (old) and presently bearing C.M.C Khata No362 and situated in Kanakapura Jaraganahalli Village Uttarahalli Hobli Bangalore South Taluk and measuring 65340 Sq feet and bounded by [East by : Property of Sri.Ramakrishannappa, West by : Kanakapura Road, North by : Property of Smt.Rukmini, South by: property of Sri.K.S.Rao] Schedule ‘D’ (Description of undivided share) 1.08% undivided right, title and interest and ownership in Schedule ‘C’ property which come (which comes to 637 sq.ft land share). Schedule ‘E’ All that piece and parcel of the Apartment No: BG-4, Ground floor, B – Block, G R Gardan Residency built on C Schedule property measuring in all 1122.83 Sq feet built-up area & one covered parking space in the basement. and bounded as follows : [East by : Apartment No : BG-3 in G R Grand Residency, West by : Office Block in G R Grand Residency	Rs. 85,00,000/ -	Rs. 8,50,000/-	Rs. 3,54,64,6 73/- in Loan Account Nos. 00000800 00149, 00000800 00158, 00000800 00665 and 0130501

	North by : Courtyard in G R Grand Residency, South by : Setback in G R Grand Residency		
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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 PROPERTY BY WAY OF E-AUCTION:

- Date of Inspection of the Immovable Property is from **30.10.2023 to 13.11.2023** between **11:00 am to 03:00 pm**.
- Last Date & Time of submitting EMD: **13.11.2023** from **10:00 am to 5 :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 **14.11.2023** 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.1,00,000/- (Rupees One Lakh only)**.
- The property 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 property 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 property, 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 property. The property is 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: Bangalore

For ADITYA BIRLA FINANCE LIMITED

Date: 27.10.2023

Authorized Officer