



**“APPENDIX- IV-A”**  
[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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 8 (6) 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 (s) and Guarantor (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 **26.09.2023** for recovery of **Rs.9,05,42,343.51/- (Rupees Nine Crores Five Lacs Forty-Two Thousand Three Hundred Forty-Three and Fifty-One Paise Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on **07.07.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely, 1. Techno Drillers (Borrower), Through its Partners, 2. Satpura Drillers, Through its Proprietor, Prakash Chand Jain (Co-Borrower), 3. Prakash Chand Jain (Guarantor), 4. Veena Jain (Guarantor) and 5. Utsav Jain (Guarantor).** The reserve price will be **Rs.7,12,02,500/- (Rupees Seven Crores Twelve Lakhs Two Thousand Five Hundred Only)** and the earnest money deposit will be **Rs.71,20,250/- (Rupees Seventy One Lakhs Twenty Thousand Two Hundred Fifty Only).**

**Description of the immovable property:**


**PROPERTY (1)** - ALL THAT PIECE AND PARCEL of land situated at Plot No. 38, Kh. No. 258, 260 and 263, Ph. No. 114, Vallab Bhai Patel Housing Co-operative Society Limited, Mauja-Tikrapara, having one residential building, situated within Raipur at Mouza Tikrapara, Phn 144, District Raipur which is bounded and butted by:

ON THE NORTH: House Of Bajpayee.

ON THE SOUTH: Road

ON THE EAST: House Of Majumdar

ON THE WEST: Road

  
ADITYA BIRLA FINANCE LTD.  
AUTHORIZED OFFICER



**PROPERTY (2)** - ALL THAT PIECE AND PARCEL OF LAND with 30- years old structure measuring a little more or less 1565 warg ft. at Plot no. 42, admeasuring more or less 3315 warg ft. Part of Khasra No. 258, 260, 263, P.H. No. 114, Rabindranath Tagore Ward in Ward No. 51, Village – Vallabh Nagar, Tahsil and District Raipur – 492001, butted and bounded by:

ON THE NORTH: House No. 38

ON THE SOUTH: 30 feet wide Road

ON THE EAST: House No. 43

ON THE WEST: 30 feet wide Road

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: 20.08.2023

Place: Raipur

Authorized Officer

For Aditya Birla Finance Limited