

APPENDIX- IV-A

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

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 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 20.02.2024 **for recovery of Rs.41,65,936 (Rupees Forty One Lakhs Sixty Five Thousand Nine Hundred Thirty Six Only)** as on 10.05.2021 and further interest and other expenses thereon till the date of realization due to the Secured Creditor for Loan Account No. ABFLAHMLAP0000037823 to Aditya Birla Finance Limited from the Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely M/s Mamta Selection, Wadhvani Kishore S. & Ms. Kamlaben Shyamlal Wadhvani.

The Reserve Price will be **Rs.22,97,970/- (Rupees Twenty-Two Lakhs Ninety-Seven Thousand Nine Hundred Seventy only)** and **Earnest Money Deposit will be Rs.2,29,797/- (Rupees Two Twenty-Nine Thousand Seven Hundred Ninety-Seven Only)** for Secured Asset addresses mentioned below.

Short description of the immovable properties:

All that part and parcel of the mortgage property, being “Unit No. 47/1, New G Ward, Opp. Ganga Nagar Society, Kubernagar, Ahmedabad-382475 (In respect of Room No. 47/1, Forming part of C.S. No. 2204, of Mouje- Sardarnagar, Dist.Ahmedabad-342001

And bounded as:

On the North: Margin
On the South: CTS 2212
On the East: CTS 2203
On the West: CTS 2205

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: 01.02.2024

Place: Ahmedabad

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**