

APPENDIX- IV-A

[See rule 8(6) and 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8 (6) and proviso to rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s), Guarantor (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 07.12.2023 **for recovery of Rs.96,43,438/- (Rupees Ninety Six Lakhs Forty Three Thousand Four Hundred Thirty Eight Only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* **as on 03.01.2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely Gurudev Varsha Auto, Jayesh Navinbhai Patel and Jackvin Jayeshkumar Patel. The Reserve Price will be Rs.1,02,06,000/- (Rupees One Crore Two Lakhs Six Thousand only) and Earnest Money Deposit Amount for the secured Asset is as Rs.10,20,600/- (Rupees Ten Lakhs Twenty Thousand Six Hundred Only).**

Short description of the immovable properties

“Shop No. 1, GF, Deep Akruti Apartment, Behind L.G. Hospital, Mukti Medan, Maninagar, Ahmedabad- 380008”

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: 18.11.2023

Place: Ahmedabad

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**