

**“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, 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 11.01.2024 **for recovery of Rs.1,26,36,535.91 (Rupees One Crore Twenty-Six Lakhs Thirty-Six Thousand Five Hundred Thirty-Five and Paise Ninety-One Only) for Loan Account No. HCFAH2TER00001000140 by way of outstanding principal, arrears (including accrued late charges) and interest till 24.01.2023** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely Gangotri Tube, Yogesh Shantaram Patil, Rupal Yogesh Patil, Rajeshkumar Shantaram Patil, Anjuben Rajnikant Patel, Nilam Rajershbhai Patel** . The details of the reserve price and the earnest money deposit are given below:

<b>Sr. No.</b>	<b>Description of Properties</b>	<b>EMD Amount (in Rs.)</b>	<b>Reserve Price (in Rs.)</b>
1	Property 1	<b>4,32,720/-</b>	<b>43,27,200/-</b>
2	Property 2	<b>11,02,760/-</b>	<b>1,10,27,600</b>
		<b>15,35,480/-</b>	<b>1,53,54,800/-</b>

**Short description of the immovable properties**

**PROPERTY 1:** All that piece and parcel of residential flat known as Flat No. 104, adm. 1202 sq. fts. on 1st Floor, in Block No. O as per broacher and Block Q as per AMC plan in the scheme Parishkaar-2 constructed on leasehold land of private sub plot no.3 adm. 23,628 sq. mtrs. (Sun Plot 2 as per AMC plan), FP No. 31, paiki along 1/3rd undivided ownership and right to use internal approach road adm. 10,600 sq. mtrs. Of TP Scheme No. 07 of MOUJE Mithipur, Sub- District Ahmedabad- 7 (Odhav) and registration district Ahmedabad and bounded as follows:

**On or towards the North by:** Flat No. O/103;  
**On or towards the South by:** Road;  
**On or towards the East by:** Flat No. O/101;  
**On or towards the West by:** Internal Road and Parking

**PROPERTY 2:** All that piece and parcel of the Industrial Property Shed No. 28 adm. 132.37 sq. yds. along with construction in the Scheme Dhanlaxmi Industrial Estate constructed on TP Scheme no. 14, FP No. 98,99/1, 99/2 and 100 C.S. No. 2313 of Mouje Dariyapur- Kazipur, Sub District Ahmedabad-6 (Naroda) and Registration District Ahmedabad and bounded as follows:

**On or towards the North by:** Shed No. 29;  
**On or towards the South by:** Open Land;  
**On or towards the East by:** Shed No. 27;  
**On or towards the West by:** Society 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:** 06.12.2023

**Place:** AHMEDABAD

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**