

“APPENDIX- IV-A”

[See rule 8(6) ad proviso to rule 9(1)]

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 (s), Mortgagor (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 **19.07.2024 for recovery of Rs. 6,15,62,724.82/- (Rupees Six Crores Fifteen Lakhs Sixty-Two Thousand Seven Hundred Twenty-Four and Eighty Two paise only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **28.04.2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely, M/s Rahul Trading Company, Navneet Gupta, Leena Gupta, Chander Gupta, Neelam Gupta, and M/s C.G. Trading Company. The above amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable.**

The reserve price will be **Rs. 3,25,36,912/- (Rupees Three Crore Twenty Five Lakh Thirty Six Thousand Nine Hundred Twelve only)** as per below break up:

Short Description of Property	Reserve Price	EMD Amount
Apartment No. Coral-802, 8th Floor, Coral Tower, Group Housing Complex-Ourania, Sector-53, Gurugram, Haryana	Rs. 3,25,36,912/- (Rupees Three Crore Twenty Five Lakh Thirty Six Thousand Nine Hundred Twelve only)	Rs 32,53,691.2/- (Rupees Thirty Two Lakh Fifty Three Thousand Six Hundred Ninety One & Two Paise)

Description of the immovable property:

Residential Apartment bearing No. CORAL - 802 having an approximate super area of 192.8 square meters (i.e.2074 square feet approximately) located on the 8th floor in multi-storied Tower CORAL of the Group Housing Complex known as ‘Ourania’ situated in the revenue estate of village Wazirabad, Sector- 53, Tehsil & District Gurugram (Haryana) with one Car Parking space No.-A-7 along with undivided proportionate interest in land underneath the said Building in which the said Apartment is located calculated in the ratio in which the super area of the said Apartment bears to total super area of all the apartments/ units in the said building, owned by Mrs. Leena Gupta.

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: 15.06.2024

Place: Gurugram, Haryana

Sd/-

Authorised Officer

For Aditya Birla Finance Limited