

**Appendix - IV-A**

*[Refer proviso to rule 8 (6)]*

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 proviso to Rule 8 (6) and 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) that the below-described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **Aditya Birla Finance Limited**, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22nd August 2023** for recovery of **Rs. 6,39,44,852.46 (Rupees Six Crores Thirty-Nine Lakhs Forty-Four Thousand Eight Hundred Fifty-Two and Forty-Six Paise)** (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) due as on **08.06.2022** to **Aditya Birla Finance Limited**, the Secured Creditor, **TIL LIMITED (Borrower) Through its Directors**.

The reserve price will be **Rs.5,33,33,438/- (Rupees Five Crores Thirty-Three Lakhs Thirty-Three Thousand Four Hundred Thirty-Eight only)** and the earnest money deposit will be **Rs. 53,33,343.80/- (Rupees Fifty-Three Lakhs Thirty-Three Thousand Three Hundred Forty-Three and Eighty Paise only)**.

**Description of the Immovable Property: -**

ALL THAT Office Space bearing No. 1-5, measuring approx.. 6125 sq. ft. super built-up area which includes actual area, wall area and proportionate shares of service area in the Seventh Floor of the multi-storeyed building called “Jhaver Plaza” together with 1951 sq. ft. undivided share in land measuring 9 grounds 1600 sq. ft., comprised in R.S. No. 156/2 of Plot No. 22 in Nungambakkam Village (within the city limit) bearing Door No. 1 A, Nungambakkam High Road within the registration Sub District of South Madras and Registration District of Madras Central District and the land being bounded on the:

North by: Site belonging to Mr. Arunachalam;

South by: Kodambakkam High Road;

East by: Nagambakkam High Road;

West by: Plots belonging to S. Patel and others

For detailed terms and conditions of the sale, please refer to the link provided in the website of Aditya Birla Finance Limited

i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 31/07/2023

Place: Chennai & Kolkata

Sd/-  
Authorised Officer

For Aditya Birla Finance Limited

9677317779/7596946467

