

**“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), 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 27.06.2023 **for recovery of Rs. 1,01,16,045.42/- (Rupees One Crore One Lakh Sixteen Thousand Forty Five and paise Forty Two Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **as on 13.12.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely Tejas Tyre, Manoj Dhirajlal Mathukiya, Mathurbhai Ravjibhai Mathukiya, Bhavanaben Mathurbhai Mathukiya, Manisha Manoj Mathukiya and Maganbhai Ravajibhai Mathukiya.** The reserve price will be **Rs.96,25,000/- (Rupees Ninety-Six Lakhs Twenty-Five Thousand Only)** and the earnest money deposit will be **Rs. 9,62,500/- (Rupees Nine Lakhs Sixty-Two Thousand Five Hundred Only).**

**Short description of the immovable properties:**

- a. Shop No. 14 on the ground floor adm. 250 sq. ft. along with undivided share in the land, “Ratnamala Complex”, situated at Revenue Survey No. 268/1+2, Town Planning Scheme No. 19 (Katargram), Final Plot No. 74/ A, having tenement no. 19E-32-6725-0-001 of Moje Katargram, Surat owned by Maganbhai Mathukia
- b. Shop No. 13 on the ground floor adm. 250 sq. ft. along with undivided share in the land, “Ratnamala Complex”, situated at Revenue Survey No. 268/1+2, Town Planning Scheme No. 19 (Katargram), Final Plot No. 74/ A, having tenement no. 19E-32-6725-0-001 of Moje Katargram, Surat owned by Manojbhai Mathukia

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:** 16.05.2023

**Place:** Surat

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**