**“APPENDIX- IV-A**

[See proviso to rule 8 (6)]

**Sale notice for sale of immovable properties**

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.

Notice is hereby given to the public in general and in particular to the Borrower (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 Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 7th November, 2019 by 12:30 PM , for recovery of Rs 12,26,95,412/-  **(**Twelve Crore Twenty Six Lacs Ninety Five Thousand Four Hundred and Twelve Only**)** due to the Aditya Birla Finance Limited Secured Creditor from Prashant Pratapbhai Thakkar, M/S Om Industries, Mr. Hemalkumar P Thakkar, Mrs. Niruben Thakkar, Mrs.Kavita Prashantkumar Thakkar, Ms.Megha Hemal Thakkar, Mrs.Kavita Prashantkumar Thakkar. The total reserve price for properties will be **Rs.** 1,25,00,000**/-. (Rupees One Crore Twenty Five Lacs only)** and the earnest money deposit will be **Rs.** 6,25,000/- **(Rupees Six Lacs Twenty Five Thousand Only)** ( Parties are open to bid separately on Shed wise properties amount as mentioned in below chart)**..**

**Description of the Immovable Property : -**

**For commercial property details are mentioned as below: -**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No** | **Particulars** | **Bifurcation of Reserve Price Property wise** |  **%** | **The earnest money deposit property wise** |
|
| 1 | All that piece and parcel of Shed no.35 adm.77.14 sq.mts along with undivided share adm 39.78 sq mts. along with constriction in the scheme Shubh Industrial Estate forming part of New Block no.1286 & 1287 (old Block no.150 & 151) (Paikki Sub-Plot no.2) adm.25046 sq.mts of mouje Kathwada, Sub-District Ahmedabad-12 (Nikol) & Registration District Ahmedabad. | 33,00,000/- | 5% | 1,65,000/- |
| 2 | All that piece and parcel of Shed no.G/49 adm.66.11 sq.mts along with undivided share adm 48.73 sq mts. altogether adm. 114.84 sq. mts. along with construction thereon adm.106 sq.yds in the scheme Kailash Industrial Estate constructed on Survey no.32/1, T. P. Scheme no.1, F. P. no.304 of mouje Odhav, Sub-District Ahmedabad-7 (Odhav) & District Ahmedabad | 35,00,000/- | 5% | 1,75,000/- |
| 3 | All that piece and parcel of Shed no.G/44 adm.66.11 sq.mts along with undivided share adm 48.73 sq mts. altogether adm. 114.84 sq. mts. along with construction thereon adm.88.63 sq.mts in the scheme Kailash Industrial Estate constructed on Survey no.32/1, T. P. Scheme no.1, F. P. no.304 of mouje Odhav, Sub-District Ahmedabad-7 (Odhav) & District Ahmedabad. | 35,00,000/- | 5% | 1,75,000/- |
| 4 | All that piece and parcel of Shed no.C/71 adm.51.96 sq.mts in the scheme Zaveri Industrial Estate, Zaveri (Kathwada) Commercial Coop Society Ltd constructed on New Block no.1290 & 1293 (Old Block No.157/A/1 & 158/2 paikki Sub-Plot no.B/37 and Block no.159, (Old S. no.398 & 399) of mouje Kathwada, Sub-District Ahmedabad-12 (Nikol) & District Ahmedabad. | 22,00,000/- | 5% | 1,10,000/- |
|   | **TOTAL RS.**  | **1,25,00,000/-** | **5%** | **6,25,000/-** |

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e. [www.adityabirla](http://www.adityabirla)finance.com

Date: 4/10/2019

Authorised Officer

Aditya Birla Finance Limited

Place: Ahmedabad