**“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 Dated **03rd February’2020**, for recovery of **Rs.** **4,43,73,668/-** due to the Aditya Birla Finance Limited Secured Creditor from **Mr. M/s Sunil Hitech Engineers Limited Mr. Ratnakar Manikrao Gutte, Mrs. Sodhamati Ratnakar Gutte, Mr. Sunil Ratnakar Gutte, Mr. Vijay Ratnakar Gutte**. The reserve price will be **Rs.70,91,312/- ( Rupees Seventy Lakhs Ninety One Thousand Three Hundred and Twelve).** and the earnest money deposit will be **Rs.7,09,131.00/-(Rupees Seven Lakh Nine Thousand One Hundred Thirty One Only)**

All That Piece of land of Apartment No. **Flat No. 101, 201, and 202 on 1st  and 2nd Floor , “ Gajanan Apartment”, Plot No. 23 and 24, Layout of  Panchatara Co-Operative Housing Society Ltd. Khasra No. 111/2 & 112/1, P.H. No. 44,  City Survey No. 573, Sheet No. 704/12, Ward No. 15, Mouza Somalwada, Situated  at  Narendra Nagar Nagpur”,**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Borrower(s) / Co-Borrower(s)/ Guarantor(s)** | **Demand Notice Date and Amount** | **Description of the** | **Flat Nos.** | **Built up area in Sq. fit** | **BHK (Configuration)** | **Reserve** | **Earnest Money Deposit (EMD) (10% of RP)** | **Total Loan Outstanding Dated - 03-02-2020** |
|  |  | **Immovable property** |  |  |  | **Price (RP)** |  |  |
| M/s Sunil Hitech Engineers Ltd  | **18.10.2018 RS.3,96,64,532/-** | Gajanan Apartment”, Plot No. 23 and 24, Layout of Panchatara Co-Operative Housing Society Ltd. Khasra No. 111/2 & 112/1, P.H. No. 44, City Survey No. 573, Sheet No. 704/12, Ward No. 15, Mouza Somalwada, Situated at Narendra Nagar Nagpur | 202, 2nd floor | 824.98 | 2Bhk | 23,63,771 | 2,36,377 | 4,43,73,668 |
| Mr. Ratnakar Manikrao Gutte | 201 2nd floor | 824.98 | 2Bhk | 23,63,771 | 2,36,377 |   |
| Mrs. Sodhamati Ratnakar Gutte  | 101 1st floor | 824.98 | 2Bhk | 23,63,771 | 2,36,377 |   |
| Mr. Sunil Ratnakar Gutte |   |   |   |   |   |   |
| Mr. Vijay Ratnakar Gutte  |   |   |   |   |   |   |
|   |   |   | **Total R.P.** |  |  | **70,91,312** | **70,91,31** |  |

1. **Time and place of auction:**

**Date: 16th July 2020, Time: 02.00 PM To 4.00 PM**

web portal [**https://sarfaesi.auctiontiger.net**](https://sarfaesi.auctiontiger.net) from  **with unlimited extensions of 5 Minutes each.**

Through E- Auction

**The Terms and Conditions of the E-Auction are as under:**

E-Auction is being held on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS”, and “WHATEVER IS THERE IS BASIS” and will be conducted ‘‘Online”. The Auction will be conducted through the ABFL approved auction service provider **“** **e-Procurement Technologies Limited (Auction Tiger), A CMMi-5 / ISO 27001:2015 / 9001:2013 / STQC Certified CompanyB-704/705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006, “**

1. **Last Date of Submission of Tender/Sealed Bid/Offer** in the prescribed tender forms along with EMD and KYC is **15/07/2020 10:00 AM to 05:00 PM** at the Branch Office address mentioned herein above. Tenders that are not filled up or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
2. **Date of E-Auction** for Property is **16/07/2020** at the web portal <https://sarfaesi.auctiontiger.net> from **02:00 AM to** **4:00 PM with unlimited extensions of 5 Minutes each.**
3. The tender/Sealed Bid/offer will be opened in the presence of the Authorized Officer.
4. **Date of Inspection of the Immovable Property** is **on 10/07/2020** between **11.00 AM** to **05.00 PM**.
5. The tenderer/online bidder hereby agrees that once he/she has formally registered a qualified tender before authorized officer will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider
6. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.
7. The notice is hereby given to the Borrower/s and Guarantor/s they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of terms and Conditions of Sale.
8. **Since In above mentioned cases wherein Sale Notice was issued/published earlier also therefore, the Borrower(s)/Co-Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette if India notification dated 03/11/2016)** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Aditya Birla Finance Ltd, in full before the date of sale, auction is liable to be stopped.
9. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above mentioned Zonal/Branch office.
10. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The Authorized Officer reserves the absolute discretion to allow inter se bidding with minimum Bid increment amount. The Property as mentioned will not be sold below Reserve Price.
11. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned secured asset before submitting the tenders.
12. Aditya Birla Finance Ltd **is not responsible for any liabilities whatsoever pending upon the property as mentioned above**. **The Property shall be auctioned on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’.**
13. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
14. The Demand Draft Should be made in favor **of ‘**Aditya Birla Finance Limited**’.**
15. Wherever applicable, its responsibility of auction purchaser to deduct Tax at Source (TDS ) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax act.

Date :- Sd/-

 Authorised Officer

Place :- Nagpur Aditya Birla Finance Limited

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