

## **Appendix - IV-A**

*[See Proviso to rule 9(1) Security Interest (Enforcement) Rules, 2002]*

### **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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) & Guarantors that the below-described immovable property(ies) mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorized 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 **20<sup>th</sup> September 2023** for recovery of **Rs.6,39,44,852.46 (Rupees Six Crores Thirty-Nine Lakhs Forty-Four Thousand Eight Hundred Fifty-Two and Paise Forty-Six Paise)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due as on **31.05.2022** to **Aditya Birla Finance Limited**, the Secured Creditor, **TIL LIMITED (Borrower) Through its Directors.**

**The reserve price will be Rs.4,80,00,095/- (Rupees Four Crores Eighty Lakhs and Ninety-Five only) and the earnest money deposit will be Rs.48,00,009.5/- (Rupees Forty-Eight Lakhs Nine and Paise Five 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: 29<sup>th</sup> August 2023

Place: Chennai & Kolkata

For Aditya Birla Finance Limited

Sd/-

Authorized Officer

Mr. Shubham Singh

9503198114