

“APPENDIX- IV-A”

[See proviso to rule 9 (1)]

Sale notice for sale of immovable property

Private Treaty 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) 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, the mortgage property will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **27th Feb 2024 through private treaty for recovery of Rs. 1,17,46,227.35/- (Rupees One Crore Seventeen Lakhs Forty Six Thousand Two Hundred Twenty Seven and Thirty Five Paise Only) as on 15.04.21** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely M/s Happy Kiryana Store, Mr. Hitesh Batra, Mrs. Nisha Batra**. The reserve price will be **Rs. 21,00,000/- (Rupees Twenty One Lakhs Only)** and the Earnest Money Deposit (EMD) will be **Rs.2,10,000/- (Rupees Two Lakh Ten Thousand Only)**. The notice is being given to all borrower(s)/Guarantor that the aforesaid Secured Asset shall be sold after 15 clear days from the date of present notice by way of Private Treaty on dated **27th of Feb 2024** on such terms as may be settled between ABFL and the intended purchaser

Short description of the immovable property:

ALL THAT PART AND PARCEL OF **THE MORTGAGED PROPERTY bearing no. “H.No. 33-E, Hospital Area, Nilokheri Township (45/1), Near Sanatan Dharam Mandir, Nilokheri, Karnal, Haryana-132117”**

Date: 07.02.2024

Place: Karnal

Authorised Officer
Aditya Birla Finance Limited