

**“APPENDIX- IV-A”**

[See rule 8(6) ad proviso to rule 9(1)]

**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 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, Co-Borrower (s) and Mortgagor 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 **24.11.2023** for recovery of **Rs. 3,04,18,548.82 (Rupees Three Crores Four Lakhs Eighteen Thousand Five Hundred Forty-Eight and paise Eighty-Two Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **03.01.2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers namely, Keval Mahendrabhai Sondagar and Pinkle Narendra Desai. The above amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable.**

The reserve price will be **Rs.2,82,89,250/- (Rupees Two Crore Eighty-Two Lakhs Eighty-Nine Thousand Two Hundred Fifty only)** for aggregating of all Four commercial properties, the detailed bifurcation of which is provided as follows along with the EMD amount of each property is mentioned below:

Office Nos.	Reserve Price	Earnest Money Deposit Amount
301	74,54,500	7,45,450
302	71,18,750	7,11,875
401	70,16,000	7,01,600
402	67,00,000	6,70,000
<b>Total</b>	<b>2,82,89,250</b>	<b>28,28,925</b>

**Short description of the immovable property:**

**Office No. 301 + 302, 3<sup>rd</sup> Floor, 401 + 402, 4<sup>th</sup> Floor, Swami Arcade, Near Rushabh Petrol Pump, Ward No.03, Nondh No. 2886/B/1/3, Salabatpura, Surat- 395003**

**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:** 16.10.2023

**Place:** Surat, Gujarat

Sd/-  
Authorised Officer  
For Aditya Birla Finance Limited