

**“APPENDIX- IV-A”**

[See proviso to Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002]

**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 8(6), and 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 properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage properties will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **29th of Sept 2023** for recovery of **Rs. 31,38,080/- (Rupees Thirty One Lakh Thirty Eight Thousand Eighty Only) 31<sup>st</sup> May 2021** and further interest, all TDS Calculations, Pre-Payment Charges and other expenses thereon till the date of realization of complete Outstanding amount due to the Secured Creditor from Borrowers/co-Borrowers namely **Nishant Kumar, Naresh Kumar, Garg Trading Co.** The details of **Reserve Price and Ernest Money Deposit** are mentioned below:-

<b><u>Property</u></b>	<b><u>Reserve Price</u></b>	<b><u>Property Address</u></b>	<b><u>Ernest Money Deposit</u></b>
Property-1	Rs. 51,32,400 /- ( Rupees Fifty one lakh thirty two thousand and four hundred only)	“Office No. 303, 3 <sup>rd</sup> Floor, Unicity Business Park, Zirakpur, Punjab-140603 ”	Rs.5,13,240 (Rupees Five Lakh Thirteen Thousand Two Hundred Forty only)

**Short description of the immovable properties:**

All That Part & Parcel of the Mortgage Property bearing no.

**“Office No. 303, 3<sup>rd</sup> Floor, Unicity Business Park, Zirakpur, Punjab-140603 ”**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e. [www.adityabirlafinance.com](http://www.adityabirlafinance.com) or <https://sarfaesi.auctiontiger.net>

Date: 24.08.2023

Place: Zirakpur, Punjab

Jeewan Jyoti,  
(Authorised Officer)  
Aditya Birla Finance Limited)