

“APPENDIX- IV-A”

[See proviso to rule 8(6) 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) 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 through E-Auction on “As is where is”, “As is what is”, and “Whatever there is” basis on **23.12.2024 for recovery of Rs. 51,79,357 /- (Rupees Fifty-One Lakhs Seventy-Nine Thousand Three Hundred Fifty-Seven Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **as on 15.06.2021** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely, 1. Mr. Devendra Pal Singh (Borrower) 2. Mrs. Swati Luthra (Co-Borrower) and** for recovery of further sum **of Rs.24,68,792/- (Rupees Twenty- Four Lakhs Sixty Eight thousand Seven Hundred Ninety Two** as on 15.06.2021 *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due to Aditya Birla Finance Limited, the Secured Creditor from **Mrs. Swati Luthra (Borrower) and Mr. Devendra Pal Singh as Co-Borrower.**

The reserve price will be **Rs.29,00,385/- (Rupees Twenty-Nine Lakhs Three Hundred Eight Five)** and the earnest money deposit will be **Rs. 2,90,038.5/- (Rupees Two Lakhs Ninety Thousand Thirty Eight and Five Paise Only).**

Description of the Immovable Property

Property 1: All that piece and parcel of All that self-occupied residential property at Ward No 56, Urla Ph No – 17/7, Khasra No 834/39, Durg (CG), admeasuring about 2126 sq. ft. Chhattisgarh, PIN code – 491001

Bounded by:

On the North: Land Of Sahu

On the South: Land Sold by Sanjay Singh

On the East: 20' wide Road

On the West: Land of Dhurve

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: 04.12.2024

Place: Chhattisgarh

Authorized Officer

Sd/-

Aditya Birla Finance Limited

Contact No. 7091128040