

**"APPENDIX- IV-A"**  
[See proviso to rule 8 (6)]  
**Sale notice for sale of immovable property**

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 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 Secured Creditor on **22.11.2023** will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **20<sup>th</sup> September , 2024**. for recovery of **Rs 2,51,68,041.05 (Rupees Two Crore Fifty-One Lakh Sixty-Eight Thousand Forty-One and Five Paise Only)** as on **16.08.2024** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/Guarantors** Namely **SHIVA AUTO PARTS, Mr. Thimmegowda Thirganalli Srikanth, and Mrs. Chikkanahalli Mahesh Rani.**

The Reserve Price and the Earnest Money Deposit will be as follows:

<b><u>Description of the immovable property</u></b>	<b>Reserve Price</b>	<b>Earnest Money Deposit</b>
<b>All piece and parcel of the Property Situated at Bearing House list Nos. 56 &amp; 57, measuring East to West (66+56)/2 feet and North to South (36+25)/2 feet, admeasuring 1860 square feet formed in land bearing Survey No. 79/2 of Valagerahalli Village, Kengeri Hobli, Bangalore South Taluk, bounded on. East by : Property bearing Site No. 58 ; West by: Property bearing Site No. 55 ; North by: Mysore Road ; South by: Property bearing Site No. 54"</b>	<b>Rs. 2,43,12,834/-</b>	<b>Rs. 24,31,283/-</b>

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> also on the website of <https://sarfaesi.auctiontiger.net>

Date: 02.09.2024

for Aditya Birla Finance Limited

Place: Bangalore

Loan Account Numbers: ABFLBANLAP0000124474.

Authorized Officer  
(9686701466)