

**"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 **07.06.2024** will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **28<sup>th</sup> January , 2025** for recovery of **Rs. 1,09,70,041.08/- (Rupees One Crore Nine Lakh Seventy Thousand Forty-One and Eight Paise Only)** as on **21.12.2024** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers/Co-Borrowers/Guarantors Namely **M/s Spotfree Solution Pvt Ltd, Pristine Auto Solutions Pvt Ltd, Mr. Shashi Nanaiah, Mrs. Mamtha Mohan, Mrs. K.S. Kumar , Mr. Mohan K Nanaiah , Mrs. Mouna Shashi, And Mrs. K Anithraani,**

**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 (10%)</b> |
|---|--------------------------|------------------------------------|
| <b>All the piece and parcel of the property bearing Independent search of the Property bearing Site No. I, I T I N A, Katha No.194 / 75 / 1-B, Situated at Kowdenahalli at Ramamurthy Nagar, K.R. Puram Hobli, Bangalore South Taluk in the name of Mr. K. S. Kumar and Anithraani, measuring East to West 48 feet North to South 18+31/2 feet.</b> | <b>Rs. 1,08,78,000/-</b> | <b>Rs. 10,87,800/-</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: 24.12.2024**

**for Aditya Birla Finance Limited**

**Place: Bangalore.**

**Loan Account Numbers: 0111701 and 0111703.**

**Sd/-Authorized Officer  
(9686701466)**