

**“APPENDIX- IV-A”**

[See proviso to rule 8 (6)]

**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, Co-Borrower (s), Guarantor (s) and Mortgagor (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 27.10.2023 **for recovery of Rs. 1,38,08,207/- (Rupees One Crore Thirty-Eight Lakhs Eight Thousand Two Hundred and Seven Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **as on 04.05.2018** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely Mr. Bharatbhai Govindbhai Patel, Mr. Mathurbhai Govindbhai Vaghasiya, Mr. Rameshbhai Govindbhai Vaghasiya, Mr. Bhadresh M Vaghasiya, Mrs. Muktaben M Vaghasiya, Mrs. Manjulaben R Vaghasiya and M/s. Radhakrushna Coptech Co. The Reserve Price will be Rs. 61,40,529/- (Rupees Sixty-One Lakhs Forty Thousand Five Hundred and Twenty-Nine only) and Earnest Money Deposit Amount for the secured Asset is as Rs.6,14,052.90 (Rupees Six Lakhs Fourteen Thousand Fifty-Two and Paise Ninety Only)**

**Short description of the immovable properties**

**All that part and parcel of the mortgage property, being “Laxmi Nagar-2, Behind School No 47, Nr Vanand Samaj Vadi, Laxmi Nagar Main Road, Rajkot-360004 {Revenue Survey No. 411, 412 & 412/2/P, Plot No. 29, Sub Plot No.29-1/P, C.S.No.2223, Ward No.6/1}**

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:** 22.09.2023

**Place:** Rajkot

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**