

**“APPENDIX- IV-A”**

[See proviso to rule 9(1)]

**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 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, Co-Borrower (s), Guarantor (s) and Mortgagor (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 property will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on 23.01.2024 **for recovery of Rs. 3,35,55,095.35/- (Rupees Three Crores Thirty-Five Lakhs Fifty-Five Thousand Ninety-Five and Paise Thirty-Five Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **as on 07.11.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely M/S CEL LINK, ASIT CHAMPAKLAL BHAVSAR and VEERA ASIT BHAVSAR**. The details of the reserve price and the earnest money deposit are given below:

<b>Sr. No.</b>	<b>Description of Properties</b>	<b>EMD Amount (in Rs.)</b>	<b>Reserve Price (in Rs.)</b>
1	Property 1	5,11,805.4	51,18,054/-
2	Property 2	3,54,294/-	35,42,940/-
		<b>8,66,099.4</b>	<b>86,60,994/-</b>

**Short description of the immovable properties:**

**Property 1:** All that piece and parcel of immovable property being Residential premises situated at Flat No. 2, on Ground floor and basement appurtenant thereto consisting total built up area of 1542.90 Sq. Feet (i.e.143.39 Sq. Mtrs.) (G.F. 942.90 Sq. Feet, basement 600 Sq. Feet) having proportional share in land admeasuring 71.71 Sq. Mts. in "Shashwat Flats" situated in land admeasuring total 750 Sq. Mts. in R.S.No. 308, T.P. Scheme No. 15, Final Plot No. 105 of Moje Saiyad Vasna in registration district- Vadodara, Sub-district: Vadodara, butted and bounded as:

On the North: Other Plot

On the South: Parking Place

On the East: Adjacent Plot

On the West: Flat No. 1

**Property 2:** All that piece and parcel of immovable property being Commercial premises situated at Flat No. F-2/102 having 1080 Sq. Feet construction area on first floor in Chetan Apartment constructed on Plot No.15 in Anand Society situated in Revenue Survey No. 552, Hissa No. 7 & 8 in Vadodara Kasba, District- Vadodara, butted and bounded as:

On the North: Flat No. F-2/103

On the South: Stair case/ Common Passage, OTS & Flat No.F-2/101

On the East: 30 ft Road

On the West: Plot No. 16

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:** 02.01.2024

**Place:** Vadodara

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**