

“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) 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 27.06.2024 **for recovery of Rs. 45,79,716.66 (Rupees Forty-Five Lakhs Seventy-Nine Thousand Seven Hundred Sixteen and paise Sixty-Six Only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* **as on 10.11.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors namely Aqua Advisor, Manishkumar Harsukhbhai Sodha and Jeenal Manishbhai Sodha**. The reserve price will be **Rs. 26,79,511/- (Rupees Twenty-Six Lakhs Seventy-Nine Thousand Five Hundred Eleven Only)** and the earnest money deposit will be **Rs.2,67,951.1 (Rupees Two Lakhs Sixty-Seven Thousand Nine Hundred Fifty-One and paise One Only)**.

Description of the immovable property

Flat no. 406, 4th floor, Vraj Mangal Apartments, Patel Colony, Street No. 11/12, Jamnagar-361008 (New CS no. 3398/1, Sheet no. 84, Ward no. 12, Plot no. 17, Sub Plot No. 17-A, Jamnagar-361008.

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: 07.06.2024

Place: Jamnagar

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**