

“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) and 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 **08.08.2024** will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **31st December, 2024** for recovery of **Rs. 1,35,68,462/- (Rupees One Crore Thirty-Five Lakh Sixty-Eight Thousand Four Hundred Sixty-Two Only)** as on **08.11.2024** 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 Sai Dhall Mill, Mr. Ganesh and Mrs. Aruna.**

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

<u>Description of the Immovable Properties</u>	Reserve Price	Earnest Money Deposit (10%)
Item No. I: “All that part and parcel of the property situated at Salem District, Salem West Reg.Dist., Suramangalam Sub Reg.Dist., Salem West Taluk, Alagapuram Village, S.No. 17/2, Punjai Hec.1.78.5 Asst. Rs.4.40. As per the subdivision S.No. 17/2A1A4. the above survey land and other survey lands are converted into house plots and out of those plots one such plot No.8 with an extent of 2137 sq. feet of land is related to this description. The boundaries and measurement for the same are: - East of land belonged to Mariappan and others; West of 25	Rs.59,85,211/-	Rs. 5,98,521.10/-

<p>feet North-South Road; North of Plot No.7 belonged to Balakrishnan; South of Plot No. 15. Within the above boundaries are measuring: - East-West Northern side 61 feet, Southern side 60 feet.</p> <p>North-South Eastern side 30 feet, Western side 41'3 feet. Totaling 2137 sq.feet of land in full and with all pathway rights and easement rights annexed thereto. As per the Town Survey Ward-D, Block-4, T.S.No.7/10 within the limit of Salem Corporation. This property situated in "JAY NAGAR" Layout.</p>		
<p><u>Item No. II: A- "Schedule"</u> Salem District, Salem west Reg.Dist., Suramangalam sub-Reg.Dist., Salem Taluk, Reddyur Village, S.No.35/2, Punjai Acre 5.67. Asst Rs.8.55. As per the New Sub division S.No.35/2A, Punjai Hecter 1.34.0, Asst. Rs.5.16, as per the sub-Division s.No.35/2A1, Punjai Hecter 1.30.5, Asst. Rs.5.00 out of this punjai Acre 0.72 cents or 31378 sq. feet of land, as per the Sub-Division, Ward-C, Block-4, T.S.No. 11/2. As per the Sub-division T.S.No.11/14, 11/15 is related to Golden Valley Block-A, Block-B, totally with an extent of 31378 sq. feet of land out of this an extent of 584 ³/₄ sq. feet of Undivided share is related to this "A"-Schedule property. The boundaries and measurements for the same are:</p> <p>- North of the land belonged to S.No.35/2B1; South of the land belonged to K.Chinappan; East of Cannel in S.No.35/1, 6A; West of the North-South 30 feet Road. Within the above boundaries are measuring: - East-West Northern side 242 ¹/₄ feet; Southern side 217 ³/₄ feet; North-South Eastern side 135 feet, Western side 136 ¹/₂ feet. Totaling 31378 Sq. feet of land out of this an undivided Share of 492 ¹/₄ sq. feet of land is related to this Schedule- A Property.</p> <p style="text-align: center;"><u>"B" SCHEDULE</u></p> <p>Out of the above "A"-Schedule property an Undivided Share of 492 ¹/₄ sq. feet of land is related to this Schedule-B Property.</p>	<p style="text-align: center;">Rs. 53,86,488/-</p>	<p style="text-align: center;">Rs. 5,38,648.80/-</p>

"C" SCHEDULE

Out of the above "A"-Schedule property 31378 sq. feet of land an approved constructed Apartment "Golden Valley" out of this said apartment, the Flat No. B-104, with an extent of 1004 sq. feet super buildup area in the Ground floor, and with all the fittings if the above building and its Door No. B-104, as per Tax asst. New Door No. 101/28 is related to "B"-Schedule property. **"D" SCHEDULE**

In the above "Golden Valley" apartment, the Place allotted for Car, Bik, Stairs, Lift, out of this an extent of 1/56 share, along with all rights, in bore well, Water Supply Unit, Diesel Generator, Car parking, Lift, Stairs, Compound wall, Compound wall light, Gate, Motors, Water tanks, Septic Tank, Drainage, Play Ground, Shuttle Cock Court, Ladies Gym, Gents Gym out of this 1/56 common Share and with all pathway rights and easement rights annexed thereto. The above-described property situated within the limits of Salem Corporation.

Total	Rs.1,13,71,699/-	Rs. 11,37,169.90/-
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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>

for Aditya Birla Finance Limited

Date: 11.12.2024

Place: Salem

LAN: ABSLMLAP000000643029

**Authorized Officer
(9092596999/ 9677317779)**