

**“APPENDIX- IV-A”**

[See proviso to Rule 9(1) of Security Interest Enforcement Rules, 2002]

**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 asset 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 **11.12.2024** for recovery of **Rs.1,32,39,829.84 (Rupees One Crore Thirty Two Lakhs Thirty Nine Thousand Eight Hundred Twenty Nine and paise Eighty Four Only)** by way of outstanding principal, arrears (including accrued late charges) and interest due as on 16.11.2023 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers, Co-Borrowers and Mortgagors namely **Mr. Anil Gupta HUF (Through its Karta Mr. Anil Ramakant Gupta), Mr. Anil Ramakant Gupta, Ms. Smita Anil Gupta, Anurag Anil Gupta, Aniket Anil Gupta and M/s. Buwaniwala Systems Private Limited.**

The EMD amount along with the reserve price of the immovable asset is given below:

<b>Details of the Immovable Assets</b>	<b>Earnest Money Deposit Amount (in Rs.)</b>	<b>Reserve Price (in Rs.)</b>
Flat/ Apartment No. B- 404, Corpn. House No. 41, Fourth Floor, Silver Palace Apartments constructed on Plot No. 8/19-B and 2.9273% undivided share and interest in the Plot No. 8/19-B situated at Dhantoli Mouza, Ward No. 04, in the area known as Dhantoli on Panchsheel Square to Mehadia Square Road, within the limits of Nagpur Improvement Trust, Nagpur and Corporation of City of Nagpur, Registration Sub-District, Tahsil and District Nagpur and bounded as under:  <b>North</b> : Panchsheel road to Mehadia Square Road <b>South</b> : property of Shri Palit <b>East</b> : property of Shri Saraf <b>West</b> : 15ft. wide Lane	12,72,307.5/-	1,27,23,075/-

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:** 22.11.2024

**Place:** Nagpur

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**