

PRIVATE TREATY SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

A Sale Notice is given for Sale of Immovable Assets through Private Treaty under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8(5) and 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 (s)/ Co-Borrower (s)/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 on 28.07.2022, the mortgage properties will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis by private treaty or inter se bids or E-Auction in case of more than one bid is received, as per the terms agreeable to the Secured Creditor on **27.08.2024 for recovery of Rs.5,73,18,083.50 (Rupees Five Crore Seventy Three Lakhs Eighteen Thousand Eighty Three and paise Fifty Only) due as on 08.04.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers namely, M/s Yash Metals, Kirtikumar Devi and Jyoti Kanhaiyalal Devi. The above amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable.**

The details of the Reserve Price and the Earnest Money Deposit (EMD) amount in respect of the secured assets being all seven (7) flats/ immovable properties are given below:

Flat Nos.	Area of the flats (in sq.ft.)	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
204	823	2,30,000	23,00,000
205	823	2,30,000	23,00,000
304	819	2,30,000	23,00,000
305	819	2,30,000	23,00,000
507	819	2,30,000	23,00,000
601	823	2,30,000	23,00,000
604	823	2,30,000	23,00,000
Total	5749	16,10,000	1,61,00,000

Description of the immovable properties

Flat no. 204 & 205 on 2nd floor, Flat no. 304 & 305 on 3rd floor, Flat no. 507 on 5th floor, Flat no. 601 & 604 on 6th floor, all situated at B-wing, Nirmaann Serrene, Undri, 24, Hissa No. 1/1, Pune, Maharashtra-411060

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>**

Date: 06.08.2024

Place: Pune

Sd/-
Authorised Officer

For Aditya Birla Finance Limited