

**“APPENDIX- IV-A”**

[See proviso to rule 9(1) 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 (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 mortgage property will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **25.01.2024** for recovery of **Rs. 4,56,34,965.85 (Rs. Four Crores Fifty Six Lakhs Thirty Four Thousand Nine Hundred sixty five and Eighty Five Paise Only)** as on **07.06.21** and further interest, all TDS Calculations, Pre-Payment Charges and other expenses thereon till the date of realization of complete Outstanding amount due to the Secured Creditor from **Borrowers/co-Borrowers namely AP Enterprises Pvt Ltd. Through Director, Mr. Narinder Kumar Garg, Mrs. Manju Garg, Shiv Garg.** The **Reserve Price** will be **Rs. 3,55,00,000/- (Rupees Three Crore Fifty Five Lakh Only)** and the **Earnest Money Deposit** will be **Rs. 35,50,000/- (Rupees Thirty Five Lakh Fifty Thousand Only).**

**Short description of the immovable property:**

All That Part & Parcel of the Mortgage Property bearing no. **“Khasra No.160, Khata no. 862/934, Jambandhi year 2008-2009, B-18-214/1, Plot no.165-L, Vakia Taraf Burda, HB 168, Abadi Model Town, Ludhiana”**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e. [www.adityabirlafinance.com](http://www.adityabirlafinance.com) or <https://sarfaesi.auctiontiger.net>

Date: 04.01.2024

Place: Ludhiana, Punjab

(Authorised Officer)  
Aditya Birla Finance Limited)