

**“APPENDIX- IV-A”**

[See proviso to Rule 9(1) of the 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 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 04.06.2024 **for recovery of Rs. 1,22,58,619.61/- (Rupees One Crore Twenty-Two Lakhs Fifty-Eight Thousand Six Hundred Nineteen and Paise Sixty-One Only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* **as on 07.05.2021** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/ Mortgagors namely Jay and Priya Foods, Nimisha Samir Patel and Samir Rasik Patel.**

The reserve price will be **Rs.73,07,000/- (Rupees Seventy-Three Lakhs Seven Thousand Only)** and the earnest money deposit will be **Rs. 7,30,700 (Rupees Seven Lakhs Thirty Thousand Seven Hundred Only)**

**Description of the immovable property:**

All that part and parcel of the immovable property being undivided 2/3-part share admeasuring 192.71.33 sq. mtrs. out of 289.07 sq. mtrs. of Plot No. 3 & 4 of having construction admeasuring 112.74.66 sq. mtrs. of Municipal House No. 6/524, situated in land bearing Revenue Survey No. 588/3 of the sim of Village-Karamsad registered district and sub-district- Anand owned by Samir Rasik Patel and Nimisha Samir Patel butted and bounded as follows:

**On West:** Adjacent Sub Plot No. 5 & 6  
**On East:** Adjacent Sub Plot No. 2  
**On South:** Adjacent 7.50 mtrs society road  
**On North:** Adjacent Revenue survey No. 588/4

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:** 15.05.2024

**Place:** Anand

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**