

“APPENDIX- IV-A”

[See proviso to Rule 8(6) and proviso to Rule 9(1) of Security Interest Enforcement Rules, 2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned in **Schedule A** below, stands transferred to Aditya Birla Capital Ltd., the amalgamated company by virtue of Sec. 230 & 232 of Companies Act, 2013. Accordingly, this notice is being issued by Aditya Birla Capital Limited.

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), Co-Borrower (s) and Mortgagor (s) that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited (now amalgamated with Aditya Birla Capital Limited with effect from 01.04.2025) on 07.04.2024, will be sold through E-Auction on “As is where is”, “As is what is”, and “Whatever there is” basis on 20.05.2025 **for recovery of Rs.30,28,874 (Rupees Thirty Lakhs Twenty Eight Thousand Eight Hundred Seventy Four Only) due and payable as on 06.10.2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from the Borrowers/Co-Borrowers/ Mortgagors namely **Rameshbhai Maganbhai Machhoya, Vipul Rameshbhai Macchoya, Chetan Rameshbhai Machhoya and Chetan Rameshbhai Machhoya.**

The Reserve Price of the immovable property (description of which is mentioned in Schedule A below) is Rs.28,10,000/- (Rupees Twenty-Eight Lakh Ten Thousand Only) and Earnest Money Deposit Amount is Rs.2,81,000/- (Rupees Two Lakh Eighty-One Thousand Only)

Schedule A

Description of the immovable property

All that piece and parcel of Freehold Constructed Commercial Property of Shop No. 1 on Ground Floor with Carpet Area admeasuring 38-12 Sq. Mtrs. of "Silver Commercial & Residency" Building situated on tital land admeasuring 605-42 Sq.Mtrs. of Sub Plot No. 53 to 64/1+51+52+65 to 76/1+77+78+79/1 of "Silver Nest" of T. P. Scheme No. 7, O. P. No. 4, F. P. No. 1112 & 13 paikie of Revenue Survey No. 189 paikie of City Survey Ward No. 12, City Survey No. 5099/B/51/1 paikie of Rajkot

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: 28.04.2025

Place: Rajkot

Sd/-

Authorised Officer

For Aditya Birla Capital Limited