

“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 property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited 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 12.11.2024 **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 below) is Rs. 34,62,354 (Rupees Thirty-Four Lakhs Sixty-Two Thousand Three Hundred Fifty Four Only) and Earnest Money Deposit Amount is Rs. 3,46,235.4 (Rupees Three Lakhs Forty Six Thousand Two Hundred Thirty Five and Four paisa Only)

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: 21.10.2024

Place: Rajkot

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**