

“APPENDIX- IV-A”

[See proviso to Rule 8(6) and 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 8(6) and 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 **13.12.2023**, will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on **24.12.2024** **for recovery of Rs.92,58,594.98/- (Rupees Ninety Two Lakhs Fifty Eight Thousand Five Hundred Ninety Four and paise Ninety Eight Only) due and payable as on 17.05.2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from the Borrowers/Co-Borrowers/ Mortgagors namely **Hemendra Sales Agency (a proprietorship concern through its proprietor Mr. Hemendra B Chandarana) and Hemendra B Chandarana.**

The Reserve Price of the immovable property (description of which is mentioned below) is 1,01,66,250/- (Rupees One Crore One Lakh Sixty-Six Thousand Two Hundred and Fifty Only) and Earnest Money Deposit Amount is Rs. 10,16,625/- (Rupees Ten Lakhs Sixteen Thousand Six Hundred and Twenty-Five Only)

Description of the immovable property

Flat No. 2 & 3 adm. 275 sq. mtrs. (2960.00 sq. feet) built up including terrace as per building plan and situated on Second Floor, Umiya Complex Apartment, bearing municipal house No.4/ASL/O53/123/P along with amenities provided as per sanctioned construction plan and rights along with all the rights and interest with both electric meter and water meter connection, Plot No. 53 and 54, Ashwin Nagar, Near Ambad Police Station, Rane Nagar, Mumbai Agra Nation Highway, CIDCO, Nashik- 422010 and bounded as under:

East - By 15 Mtrs wide Road,
West - By Plot No. 55,
North - By 20 Mtr wide Road,
South - By Plot No.52, 59.

Together with easements attached thereto and together with all buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

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: 14.11.2024

Place: Nashik

Sd/-

Authorized Officer

For **Aditya Birla Finance Limited**