

**“APPENDIX- IV-A”**

[See proviso to rule 8 (6)]

**Sale notice for sale of immovable property**

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) of the Security Interest (Enforcement) Rules, 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 Secured Creditor on **12.05.2022** will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **11<sup>th</sup> January , 2024** for recovery of **Rs. 1,39,51,079.72/- (Rupees One Crore Thirty Nine Lakh Fifty One Thousand Seventy Nine and Seventy Two Paise Only)** as on **28.11.2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/Guarantors** Namely M/s PRIYANKA TEXTILES, Mr. P SAKTHIVEL MURUGAN. and Mrs. S. SUBALAKSHMI.

**The Reserve Price and the Earnest Money Deposit will be as follows:**

<b><u>Description of the immovable property</u></b>	<b>Reserve Price</b>	<b>Earnest Money Deposit (10%)</b>
<b>All piece and parcel of the property situated at Salem District, Salem West R.D., Edappadi Sub R.D., Edappadi Taluk, Aavaniperur Melmugam Village, Jalagandapuram Road, nearest K.Pudhur S.No.old S.No. 478/1, Punjai acre 9.42 Asst Rs.14.70, at present U.D.R. Survey Number Sub-Division 478/1A, Punjab Hect 3.75.5, acre 9.27, Asset Rs.14.50 in Northern side of the survey land comprised into approved house plots and as per approval No.T.P. and DDTP No.159/69 and out of hose plots one such plot No.29 with an extent of 4213 sq feet, Municipal Door No.1 M4 of the hose land is related to description.</b>	<b>Rs.1,02,00,448/-</b>	<b>Rs.10,20,044.80/-</b>

<p><b>The boundaries and measurements for the same are:-</b> <b>East of the North -South Municipality Road;</b> <b>West of plot No.40 belongs to Nagalakshmi;</b> <b>North of plot No.28 belongs to S.P Nagarajan;</b> <b>South of plot No.30 belongs to Kandhasamy;</b></p> <p><b>Within the above boundaries are measuring:-</b> <b>North-South Eastern side 40 ¼ feet,</b> <b>Western side 40 feet,</b> <b>East- west both side 105 feet;</b></p> <p><b>As totally with an extent of 4213 sq.feet of the land in full and with R.C.C. terraced building and with all pathway rights and easement rights annexed thereto. As per the town Survey Ward-3, Block-F, T.S.No.90 and within the limit of Edappady Municipality.</b></p>		
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For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> also on the website of <https://sarfaesi.auctiontiger.net>

**Date: 08.12.2023**

**Place: Salem**

**LAN: ABFLSLMLAP0000140652**

**for Aditya Birla Finance Limited**

**Authorized Officer  
(9677317779)**