

 The logo for Aditya Birla Capital, featuring a red square with a white geometric pattern and the text "ADITYA BIRLA CAPITAL" in white, with "PROTECTIO JURISDICTIONE PARIENS AVVENTUS" in smaller text below.	Aditya Birla Finance Limited having its registered office at Indian Rayon Compound, Veraval, Gujarat 362 266 and having branch of its Corporate offices at 12th Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East) Mumbai 400063
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THROUGH PRIVATE TREATY

Sale of Immovable Assets charged to the Finance Company under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with provision to rule 8(5), 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules 2002. The undersigned as Authorised Officer of Aditya Birla Finance Limited has taken over possession of the schedule property(ies) under SARFAESI Act 2002. Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the ABFL for realization of ABFL's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"

Terms & Conditions of Sale:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"
2. The purchaser will be required to deposit 25% of the sale consideration (including Token amount if any) on the day of receipt of ABFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter & it would be extended basis authorized officer consent with genuine ground.
3. The purchaser has to deposit minimum 25% of the offered amount along with application and KYC the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including Token of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the ABFL, the amount of 25% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the ABFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The ABFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the ABFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application along with their self-attested KYC (Valid ID proof/Address Proof & Pan Card copy)
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. For any Further details you can feel free to contact our Authorized officer on provided cell number case wise and write to Authorized

officer, Aditya Birla Finance Limited, 10th Floor, R Teck Park, Nirlon Complex, Near Hub Mall,
Goregaon (East) Mumbai 400063 or E-mail mukesh.choudhary@adityabirlacapital.com

SD/-

Authorized Officer

For and on behalf of Aditya Birla Finance Ltd