

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

On account of the amalgamation between Aditya Birla Finance Limited and Aditya Birla Capital Limited 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 Limited in relation to the Secured Asset mentioned herein below, stands transferred to Aditya Birla Capital Limited by virtue of Section 230 and 232 of Companies Act, 2013. Accordingly, this notice is being issued and published 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 (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 asset 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) on 30.03.2025, the mortgaged property will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on 04.07.2025 for recovery of **Rs.7,38,23,990.03 (Rupees Seven Crore Thirty Eight Lakhs Twenty Three Thousand Nine Hundred Ninety and paise Three Only)** by way of outstanding principal, arrears (including accrued late charges) and interest due as on 31.07.2024 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers, Co-Borrowers and Mortgagors namely Dilip Bhagvanbhai Patel, Shakti Infrastructure (A proprietorship concern through its proprietor, Dilip Bhagvanbhai Patel), Yaminiben Dilipbhai Patel and Nancy Enterprise (A proprietorship concern through its proprietor, Yamini Dilipbhai Patel).**

The EMD amount along with the reserve price of the immovable asset/ mortgaged property is given below:

Details of the Immovable Asset/ Mortgaged Property	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
<p>Exclusive Charge on:</p> <p>Commercial properties at Shop Nos. 3 to 7 and 9 to 16, Ground Floor, Sureel Business House, Behind Naroda Muktidham constructed on Old Survey No. 568/1 paikki, T.P. Scheme No. 01, F.P. No. 448 adm. 3311 sq. mtrs. of mouje Naroda, Naroda- Dehgam Road, Ahmedabad-382330</p> <p>Said property is bounded by:</p> <p><u>Shop No. 03</u> On or towards the East by: Building Parking Space On or towards the West by: Building Margin Space On or towards the North by: Shop No. 4 On or towards the South by: Shop No. 2</p> <p><u>Shop No. 04</u> On or towards the East by: Passage</p>	<p>1,10,80,800/-</p>	<p>11,08,08,000/-</p>

<p>On or towards the West by: Building Margin Land</p> <p>On or towards the North by: Passage, Staircase and Lift</p> <p>On or towards the South by: Shop No. 3</p> <p><u>Shop No. 05</u></p> <p>On or towards the East by: Shop No. 7 and 6</p> <p>On or towards the West by: Building Margin Land</p> <p>On or towards the North by: Building Margin Land</p> <p>On or towards the South by: Passage, Staircase and Lift</p> <p><u>Shop No. 06</u></p> <p>On or towards the East by: Common Toilet</p> <p>On or towards the West by: Shop No. 5</p> <p>On or towards the North by: Building Margin Space</p> <p>On or towards the South by: Passage Space</p> <p><u>Shop No. 07</u></p> <p>On or towards the East by: Shop No. 12 and 8</p> <p>On or towards the West by: Shop No. 5</p> <p>On or towards the North by: Passage Space</p> <p>On or towards the South by: Passage Space</p> <p><u>Shop No. 09</u></p> <p>On or towards the East by: Shop No. 10</p> <p>On or towards the West by: Shop No. 08</p> <p>On or towards the North by: Shop No. 11</p> <p>On or towards the South by: Building Parking Space</p> <p><u>Shop No. 10</u></p> <p>On or towards the East by: Passage</p> <p>On or towards the West by: Shop No. 9</p> <p>On or towards the North by: Shop No. 11</p> <p>On or towards the South by: Building Parking Space</p> <p><u>Shop No. 11</u></p> <p>On or towards the East by: Passage</p> <p>On or towards the West by: Shop No. 8</p> <p>On or towards the North by: Shop No. 12</p> <p>On or towards the South by: Shop No. 9 and 10</p> <p><u>Shop No. 12</u></p> <p>On or towards the East by: Passage</p> <p>On or towards the West by: Shop No. 7</p> <p>On or towards the North by: Passage</p> <p>On or towards the South by: Shop No. 8 and 11</p> <p><u>Shop No. 13</u></p> <p>On or towards the East by: Shop No. 14</p> <p>On or towards the West by: Common Toilet</p> <p>On or towards the North by: Building Margin Land</p> <p>On or towards the South by: Passage</p> <p><u>Shop No. 14</u></p> <p>On or towards the East by: Shop No. 15</p> <p>On or towards the West by: Shop No. 13</p> <p>On or towards the North by: Building Margin Land</p> <p>On or towards the South by: Passage</p> <p><u>Shop No. 15</u></p>		
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On or towards the East by: Shop No. 16 On or towards the West by: Shop No. 14 and passage On or towards the North by: Building Margin Land On or towards the South by: Shop No. 33 Shop No. 16 On or towards the East by: Building Parking On or towards the West by: Shop No. 15 On or towards the North by: Building Margin Land On or towards the South by: Shop No. 17 Together with easements attached thereto and together with all other 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.		
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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: 30.05.2025

Place: Ahmedabad

Sd/-

Authorized Officer

For **Aditya Birla Capital Limited**