

“APPENDIX- IV-A”

[See proviso to rule 9(1) of the Security Interest (Enforcement) Rules, 2002

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 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 physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage properties will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on 06.09.2024 for recovery of **Rs.1,43,03,508.58 (Rupees One Crore Forty-Three Lakhs Three Thousand Five Hundred Eight and Paise Fifty-Eight Only) and interest thereon due and payable as on 21.12.2022.** (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 Ashish Sharad Chemburkar and Sushma Ashish Chemburkar.**

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

Details of the Immovable Asset	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
“Flat No 104 & 105, 1st Floor, Madhura Tower CHS, Kevni Pada, Off S.V. Road, Near Mother Care Hospital Shop, Jogeshwari (West), Mumbai- 400102”	18,21,600/-	1,82,16,000/-

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: 17.08.2024

Place: Mumbai

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**