

**“APPENDIX- IV-A”**

[See 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 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 property will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on 27.09.2024 for recovery of **Rs.58,85,518.94/- (Rupees Fifty Eight Lakhs Eighty Five Thousand Five Hundred Eighteen and paise Ninety Four Only)** by way of outstanding principal, arrears (including accrued late charges) and interest due as on 15.12.2022 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers, Co-Borrowers and Mortgagors namely M/s Samarth Dairy (Through its Proprietor Ajinkya Shrishkumar Naik, Ajinkya Shrishkumar Naik and Anthea Ajinkya Naik**

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

<b>Earnest Money Deposit Amount (in Rs.)</b>	<b>Reserve Price (in Rs.)</b>
7,47,100/-	74,71,000/-

**DESCRIPTION OF THE SECURED ASSET**

Flat No.103-C,1st Floor, A-Wing, Reserve Bank Staff, Hemal CHSL, Azad Nagar, Near Andheri Sports Complex, Andheri (W), Mumbai- 400058

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:** 23.08.2024

**Place:** Andheri (West), Mumbai

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**