

“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) read with Rule 9(1) 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 Advocate commissioner and handed over to Authorized Officer of Aditya Birla Finance Limited the Secured Creditor on **02.05.2024** will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **25th July, 2024** for recovery of **Rs. 3,56,10,318.97/- (Rupees Three Crore Fifty Six Lakh Ten Thousand Three Hundred Eighteen and Paise Ninety Seven Only)** as on **19.06.2024** 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 Sakthi Gold, Mr. Nithianandam Ganesh, Mrs. Kanchanamani Ganesh and Mrs. Nirupama Kanchanamani Ganesh.**

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

<u>Description of the immovable property</u>	Reserve Price	Earnest Money Deposit (10%)
All piece and parcel of the property situated at “Coimbatore Registration District, Coimbatore Sub Registration District, Coimbatore Taluk & Town, Annuparalayam Village, S.F.No.27/4, Present T.S.No.154/12, now (As per TSLR Town Survey No.154/18 & 154/19), in this North of Sashthri Road, South of properties belonging to Lakshmibai and N.Ganesh, East of property of V.Suresh, West of property of Srihari Amidst above, measuring East West on North - 33 Ft 3 Inches, from here Towards South - 2 Ft, from here Towards East- 15 Ft 7 Inches North South on East - 100 Ft 4 Inches	Rs.6,55,54,581/-	Rs.65,55,458/-

<p>East West on South - 42 Ft 8 Inches North South on West- 109 Ft 10 Inches In all land measuring 4799.08 Sq.Ft and RCC building measuring 5000 Sq.Ft constructed thereat consisting of Ground Floor, First Floor, Second Floor and Third Floor RCC including all common pathway and easementary rights and other appurtenances attached thereto. Old T.S.No.9/288/4, New T.S.No.9/154/A Door No.246 Part, 247, 248 & 252/A, 252/B Tax Assessment No.54224322 & 54224323 EB Connection No.03-01-003-121, 03-011-003-125 & 03-011-003-127 Water Connection No. NIL The above property is situated within the limits of Coimbatore City Municipal Corporation Limits.</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: 20.06.2024

for Aditya Birla Finance Limited

Place: Coimbatore

LAN: ABFLCOILAP0000138728

Authorized Officer
(9677317779)