

## APPENDIX- IV-A

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

### Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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/charged to the Secured Creditor i.e. Aditya Birla Finance Limited, the physical possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** on **21/01/2022**, for recovery of aggregating Rs 1,41,01,482/- (Rupees One Crore Forty One Lakhs One Thousand Four Hundred Eighty Two Only) due as on 13/05/2019 for loan account No. ABFLAHMLAP0000037420 and ABFLAHMLAP0000037421 to Aditya Birla Finance Limited from the Borrowers/Co-Borrowers/Guarantors namely Navrang Roadlines Private Ltd, Mr. Manojkumar Bishwanath Jindal, Mr. Anupkumar Bishwanath Jindal. The reserve price will be **Rs. 90,00,000/- (Rupees Ninety Lakhs Only)** and earnest money deposit of Rs. 9,00,000/- (Rupees Nine Lakhs Only) for Secured Assets addresses mentioned below.

#### **Property details mentioned herein below : -**

ALL THAT PIECE OR PARCLE of Residential Flat No. 1004 of 10th floor (Old unit no./apartment no. 04 of 10th floor) admeasuring about 275 sq. yards i.e.229.93 sq. mtrs and terrace rights above the said flat in tower "B" in the scheme known as "REGENCY TOWER" with rights of share certificate no. 73 of share no. 0361 to 0365 and other common rights in the land of society namely Ajaydeep Co-op. hou. soc. ltd Vibhag-10 and the same is construction in the land bearing Final Plot No. 44 of T.P. Scheme No. 1(old survey no. 132 paiki), city Survey No. 8010f village Vastrapur, Ta. Ahmedabad West Dist. Ahmedabad (Registration district Ahmedabad and sub district of Sanand) with all rights and privileges of REGENCY TOWER- Proposed including share holding rights of share certificate no. 73 and with all balancel deposits or any amount paid or deposited for the said flat in "REGENCY TOWER" or in any institute, body, formed for the said scheme "REGENCY TOWER" and bounded as under:

On East	Unit No. 2 (Flat No. 1002) of Block-B on 10" Floor
On West	Open Marginal land of the said society and thereafter bungalows
On South	Block - A
On North	Block - C

#### STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002.

This may also be treated as notice u/r. 8(6) of Security Interest (Enforcement Rules, 2002 to borrowers/ and guarantors of the above said loan about the holding of E-auction Sale on the above-mentioned date. The borrower(s) /Guarantor(s)/ Mortgagors are hereby noticed to pay the sum mentioned as above within 15 days from the date of publication of this notice failing the property will be auctioned/ sold and balance dues, if any, will be recovered with the interest and cost.

For detailed terms and conditions of the sale, please refer to the link available at Aditya Birla Finance Limited's website i.e. <https://personalfinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act.aspx>

Date: 02/11/2021  
Place: Ahmedabad

(Authorized Officer)  
Aditya Birla Finance Limited

**Contact Nos: - 1. Aditya Birla Finance Limited Authorised Officer Mr. Devang Mehta 7575002570.**

**2. Auction Service Provider (ASP)- NexXen Solutions Pvt. Ltd. Mobile No. 93100 29933**

**Auction of the property situated at**

ALL THAT PIECE OR PARCLE of Residential Flat No. 1004 of 10th floor (Old unit no./apartment no. 04 of 10th floor) admeasuring about 275 sq. yards i.e.229.93 sq. mtrs and terrace rights above the said flat in tower "B" in the scheme known as "REGENCY TOWER" with rights of share certificate no. 73 of share no. 0361 to 0365 and other common rights in the land of society namely Ajaydeep Co-op. hou. soc. ltd Vibhag-10 and the same is construction in the land bearing Final Plot No. 44 of T.P. Scheme No. 1(old survey no. 132 paiki), city Survey No. 8010f village Vastrapur, Ta. Ahmedabad West Dist. Ahmedabad (Registration district Ahmedabad and sub district of Sanand) with all rights and privileges of REGENCY TOWER- Proposed including share holding rights of share certificate no. 73 and with all balancel deposits or any amount paid or deposited for the said flat in "REGENCY TOWER" or in any institute, body, formed for the said scheme "REGENCY TOWER".

**1. Description of Immovable Properties**

Sr. No.	Borrowers/ Guarantors Name	Owners Name	Description of immovable property/secured asset	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding
1.	Navrang Roadlines Private Ltd, Mr. Manojkumar Bishwanath Jindal, Mr.Anupkumar Bishwanath Jindal	Mr. Manojkumar Bishwanath Jindal and Mr.Anupkumar Bishwanath Jindal	ALL THAT PIECE OR PARCLE of Residential Flat No. 1004 of 10th floor (Old unit no./apartment no. 04 of 10th floor) admeasuring about 275 sq. yards i.e.229.93 sq. mtrs and terrace rights above the said flat in tower "B" in the scheme	Rs. 90,00,000 /-	Rs. 9,00,000/-	Aggregating Rs 1,41,01,482/- (Rupees One Crore Forty-One Lakhs One Thousand Four Hundred Eighty-Two Only) due as on 13/05/2019

			<p>known as "REGENCY TOWER" with rights of share certificate no. 73 of share no. 0361 to 0365 and other common rights in the land of society namely Ajaydeep Co-op. hou. soc. ltd Vibhag-10 and the same is construction in the land bearing Final Plot No. 44 of T.P. Scheme No. 1(old survey no. 132 paiki), city Survey No. 8010f village Vastrapur, Ta. Ahmedabad West Dist. Ahmedabad (Registration district Ahmedabad and sub district of Sanand) with all rights and privileges of REGENCY TOWER-Proposed including share holding rights of share certificate no. 73 and with all balancel deposits or any amount paid or deposited for the said flat in "REGENCY TOWER" or in any institute, body, formed for the said scheme "REGENCY TOWER".</p>			<p>for loan account No. ABFLAHMLAP 0000037420 and ABFLAHMLAP 0000037421.</p>
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**2. Time and place of auction:**

**Date:** 21<sup>st</sup> January 2022,

**Time:** between 2pm to 4 pm web portal <https://DisposalHub.com> from **with unlimited extensions of 5 Minutes each.**

**Place:** Through E- Auction. Name and contact details of the Authorized Officer ("**AO**") of Financial Institution i.e. Aditya Birla Finance Limited ("**ABFL**") – **Mr. Devang Mehta – 07575002570 or Mr.Abhijeet Shinde - 8652523636** . Auction Service Provider (ASP)- NexXen Solutions Pvt. Ltd. Mobile No. 93100 29933.

**The Terms and Conditions of the E-Auction are as under:**

1. E-Auction is being held on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS”, and “WHATEVER IS THERE IS BASIS” and will be conducted “Online”. The Auction will be conducted through ABFL’s approved auction service provider **Auction Service Provider (ASP)- NexXen Solutions Pvt. Ltd.**
2. **Last Date of Submission of Tender/Sealed Bid/Offer** in the prescribed tender forms along with EMD and KYC is 20th January, 2022 from 10:00 am to 5:00 pm at the Branch Office address at Aditya Birla Finance Ltd, Ratnakar Nine Square, A-wing/301-303, Opp. Keshav Baugh Party Plot, Vastrapur, Ahmedabad. Tenders that are not filled up or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
3. **Date of E-Auction** for immovable property/secured asset is 21<sup>st</sup> January, 2022 at the web portal <https://DisposalHub.Com> from between 2pm to 4 pm **with unlimited extensions of 5 Minutes each.**
4. The online auction would be conducted through service provider visible to all bidders and each bidder would be having opportunity to increase/improve their bid as per terms and conditions.
5. The bid price to be submitted shall be above the Reserve Price fixed by the AO and the bidders shall further improve their offer in multiples of Rs. 10,000/- (Rupees Ten Thousand only).
6. The immovable property/secured asset will not be sold below the Reserve Price set by the AO of ABFL. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
7. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days from the date of confirmation of the sale by the AO of ABFL or such extended period as maybe agreed upon in writing by and solely at the discretion of the AO of ABFL, as prescribed under Security Interest (Enforcement) Rules, 2002 failing which ABFL shall forfeit amounts already paid/deposited by the purchaser.
8. **Date of Inspection of the Immovable Property** is on 19<sup>th</sup> January, 2022 between 11:00 am to 05:00 pm.
9. The tenderer/online bidder hereby agrees that once he/she has formally registered a qualified tender before AO will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider
10. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.

11. The notice is hereby given to the Borrower/s and Guarantor/s they can bring the intending buyers/purchasers for purchasing the immovable property/secured asset as described herein above, as per the particulars of terms and Conditions of Sale.
12. **The Borrower(s)/Co-Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 and u/r. 8(6) of Security Interest (Enforcement Rules, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property/secured asset will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to ABFL, in full before the date of sale, auction is liable to be stopped.**
13. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above mentioned Zonal/Branch office.
14. The immovable property/secured asset will be sold to the highest tenderer/Bidder in E- Auction. The AO of ABFL reserves its absolute discretion to allow inter se bidding with minimum Bid increment amount. The immovable property/secured asset as mentioned will not be sold below Reserve Price.
15. **To the best of knowledge and information of the Authorised Officer/Secured Creditor, there is society encumbrance of Rs. 3,30,000/- on the Secured Asset(s). However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of said Secured Asset(s) and claims/rights/dues/affecting the Secured Asset(s), prior to submission of their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Authorised Officer/Secured Creditor and the Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The Secured Asset(s) are being sold with all the existing and future encumbrances whether known or unknown to the Authorised Officer/Secured Creditor.**
16. ABFL is not responsible for any liabilities whatsoever pending upon the immovable property/secured asset as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'.
17. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
18. The Demand Draft Should be made in favor of '**Aditya Birla Finance Limited**' payable at **Ahmedabad**.
19. Wherever applicable, its responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% (Or at the rate applicable from time to time) of the total sale price on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax act.
20. **Applicable legal charges for conveyance stamp duty, registration charges, assessment charges and other incidental charges shall be borne by the auction purchaser.**

Date :- 05th January, 2022

Place :- AHMEDABAD

Sd/-  
Authorised Officer  
Aditya Birla Finance Limited