

“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 Authorized Officer of Aditya Birla Finance Limited the Secured Creditor on **24.04.2024** will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **26th July 2024**, for recovery of **Rs. 2,33,08,911.09/- (Rupees Two Crore Thirty-Three Lakh Eight Thousand Nine Hundred Eleven and Paise Nine Only)** as on **20.06.2024** 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.Digital Eye, Mr. Prabhu L and Mrs. Kalaiselvi,**

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

<u>Description of the immovable property</u>	Reserve Price	Earnest Money Deposit
“All that Peice and Parcel of Land and Building, bearing Plot No. 115, Comprised in S.Nos. 16 & 17/1, measuring with an extent of 3018 Sq.ft., together with Unit No. 38, measuring 3837 Sq.ft., premiere Villa/ Deluxe Villa, having its super built up area of 2784 Sq.ft., Carpet Area of 2412 Sq.ft., and Saleable Area of 3258 Sq.ft., Situated at Mahindra World City, Hanumanthai Village, Chengalpattu Taluk, Chengalpet District and bounded on the North by :12-Meter-Wide Internal Road laid by MRDL in part of Survey Nos. 16 & 17/1, Hanumanthai Village, South by :5-Meter-Wide Internal Road laid by	Rs.2,02,39,522/-	Rs.20,23,952/-

MRDL in part of Survey Nos. 16 & 17/1, Hanumanthai Village, East by :Plot No. 116 (Unit No. 37) in Part of Survey No. 17/1, Hanumanthai Village, West by :Plot No. 114(Unit No. 39) in Part of Survey No.16, Hanumanthai Village, Situated within the Sub-Registration District of Joint II Chengalpet and in the Registration District of Chengalpet"		
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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: 21.06.2024

for Aditya Birla Finance Limited

Place: Chennai.

LAN: ABFCH2TER00001002716

**Authorized Officer
(9677317779)**