

“APPENDIX- IV-A”

[See proviso to Rule 8(6) and 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 proviso to Rule 8(6) and 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 property 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 29.03.2024 for recovery of **Rs.1,05,69,234.80 (Rupees One Crore Five Lakhs Sixty Nine Thousand Two Hundred Thirty Four and paise Eighty Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till 12.08.2023 (*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 M/s. Ubale Collection, Mrs. Manisha Anand Ubale and Mr. Anand Yamajirao Ubale**

The reserve price will be **Rs.1,20,88,170/- (Rupees One Crore Twenty Lakhs Eighty-Eight Thousand One Hundred Seventy only)**, the detailed bifurcation of which is provided as follows along with the EMD amount of each flat:

Details of Secured Asset	Reserve Price (in Rs.)	Earnest Money Deposit Amount (in Rs.)
“CTS No. 727 (P), Sheet No. 37, Old Property No. 2910 and 2911 and New Property No. 1, Subhash Road, Sadar Bazar, Jalna – 431203.”	1,20,88,170/-	12,08,817/-

Description of the immovable properties

“CTS No. 727 (P), Sheet No. 37, Old Property No. 2910 and 2911 and New Property No. 1, Subhash Road, Sadar Bazar, Jalna – 431203.”.

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: 21.02.2024

Place: Mumbai

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**