

**Aditya Birla
Finance Ltd.**

(A part of Aditya Birla Capital Ltd.)



**ADITYA BIRLA
CAPITAL**

"APPENDIX-IV-A"
[See proviso to rule 8 (6)]

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 (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 mortgage property will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on **24.03.2023 for Rs. 5,73,13,033.50/- (Rupees Five Crores Seventy-Three Lakhs Eighteen Thousand Eighty-Three and Paise Fifty Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **03.04.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers/co-Borrowers namely, M/s Yash Metals, Kirtikumar Devi and Jyoti Kanhaiyalal Devi. The above amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable.

The reserve price will be **Rs. 4,93,79,940/- (Rs. Four Crore Ninety-Three Lakhs Seventy-Nine Thousand Nine Hundred & Forty only)** and the earnest money deposit will be **Rs. 49,37,994/- (Rupees Forty-Nine Lakhs Thirty-Seven Thousand Nine Hundred Ninety-Four Only)** for aggregating of all Seven Flats, the detailed bifurcation of which is provided as follows:

Flat Nos.	Reserve Price	Earnest Money Deposit Amount
204	7117920	711792
205	7117920	711792
304	6969420	696942
305	6969420	696942
507	6969420	696942
601	7117920	711792
604	7117920	711792
Total	4,93,79,940	49,37,994

Short description of the immovable property:

Mortgaged Property located at Flat No. 204 & 205 on 2nd Floor, Flat No. 304 & 305 on 3rd Floor, Flat No. 507 on 5th Floor, Flat No. 601 & 604 on 6th Floor, all situated at B-Wing, Nirmaann Serrene, Undri, 24, Hissa No. 1/1, Pune, Maharashtra-411060

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://personalfinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 04.03.2023

Place: Pune, Maharashtra

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Near Hub Mall, Goregaon (East), Mumbai - 400063.

Toll-free number 1800-270-7000

care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Anil Aggarwal
Authorized Officer
For Aditya Birla Finance Limited

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat - 362 266.

CIN: U65990G1991PLC064603

