

“APPENDIX- IV-A”

[See 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 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 20.03.2024 for recovery of **Rs. 3,91,61,296/- (Rupees Three Crore Ninety-One Lakh Sixty-One Thousand Two Hundred Ninety-Six Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till 09.09.2021 (*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 Mr. Mayur Nagindas Shah, Mrs. Hansa Shah, M/s D.B Enterprise NX & Mayur Super Mart.**

The reserve price will be **Rs.2,57,01,500/- (Rupees Two Crore Fifty-Seven Lakhs One Thousand Five Hundred Rupees only)** for aggregating of both the flats, the detailed bifurcation of which is provided as follows along with the EMD amount of each flat:

Flat Nos.	Reserve Price (in Rs.)	Earnest Money Deposit Amount (in Rs.)
Flat No. 401, 4th Floor, A Wing, Majestic Heights	1,28,50,750/-	12,85,075/-
Flat No. 402, 4th Floor, B Wing, Majestic Heights	1,28,50,750/-	12,85,075/-
Total	Rs.2,57,01,500/-	Rs.25,70,150/-

Description of the immovable properties

- 1) Flat No. 401, 4th Floor, A Wing, Majestic Heights, Gat No. 203, Seawoods, Navi Mumbai - 400706**
- 2) Flat No. 402, 4th Floor, B Wing, Majestic Heights, Gat No. 203, Seawoods, Navi Mumbai - 400706**

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: 10.02.2024

Place: Mumbai

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**