

**“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 30.05.2024 for recovery of **Rs. 30,21,898/- (Rupees Thirty Lakhs Twenty-One Thousand Eight Hundred Ninety-Eight Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.02.2024 (This amount is exclusive of TDS Calculation 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 **Shreeji Fasteners, Chetankumar Rameshchandra Sabhaya and Varshaben Sabhaya.**

The details of the Reserve Price along with the EMD amount is given below:

<b>Reserve Price (in Rs.)</b>	<b>Earnest Money Deposit Amount (in Rs.)</b>
55,91,500/-	5,59,150/-

**Description of the immovable property**

“All that is part and parcel of Plot No. 20, R.S No. 24/1, Shivam Park, Near GIDC 2, Dared, Jamnagar-361004 (Plot No. 20, R.S No. 24/1, Village Dared, Jamnagar) admeasuring approx. area 206.55sq.mtr. together with construction thereon

**Boundaries**

North: Plot No.19,  
South: 9 mtr. Wide road,  
East: 7.50 mtr. Wide road,  
West: Plot No.9

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:** 25.04.2024

**Place:** Jamnagar

Sd/-

**Authorised Officer**

For **Aditya Birla Finance Limited**