

**ADITYA BIRLA FINANCE LTD.**

**M/s. Aditya Birla Finance Limited**

**Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.**

**Branch Office: Aditya Birla Finance Ltd, Unit #10 & 12, 6th & 4th Floor, Oval, Venkat Narayan Road, T Nagar, Chennai-600 017.**

**Authorized Officer Mr. V. Thiyagarajan**

**Contact: 9710917596**

**Auction Service Provider: M/s E- Procurement Technologies Limited (Auction Tiger) B-704/705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006,**

**E-Auction Sale Notice (By private Treaty)**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) Rule 8 (5) and proviso to Rule 9(1) of Security Interest (Enforcement) Rules 2002 for the recovery of amount due from borrower(s), Co-Borrower(s), Guarantor(s)** offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the Physical Possession, **on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’**, Particulars of which are given below:-

For detailed terms and conditions of the sale, please log on to the website  
<https://sarfaesi.auctiontiger.net>

**TERMS AND CONDITIONS OF THE SALE OF IMMOVABLE PROPERTY BY WAY OF E-AUCTION PRIVATE TREATY: -**

1. Sale of the Scheduled Property will be through Private Treaty on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS”.
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt the Secured Creditor’s acceptance of offer for purchase of Scheduled Property and the remaining 75 % amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the balance amount of 75 % as required under Clause (2) above, will cause forfeiture of 25 % amount of sale consideration including 10 % of the amount paid along with the application.
5. In case of non-acceptance of offer of purchase by the Secured Creditor, the amount of 10% paid along with the application will be refunded without any interest.
6. The Scheduled Property is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall thereafter not be entitled to

make any claim against the Authorized Officer / Secured Creditor in this regard at a later stage.

8. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the Scheduled Property.
9. That on receipt of the total Sale consideration as prescribed hereinabove, the authorized officer of the Secured Creditor shall hand over the delivery and possession of the Scheduled Property to the purchaser and shall subsequently issue a certificate of sale of the Scheduled Property in favour the purchaser in accordance with the provisions of SARFAESI Act/ Rules.
10. The sales of the Scheduled Property are subject to your acceptance of the terms mentioned herein
11. Date of Inspection of the Immovable Property is from **22.03.2023 to 09.04.2023** between **11:00 am to 03:00 pm**.
12. Last Date & Time of submitting EMD: **10.04.2023** before 10.00 A m
13. The Auction Sale will be an Online E-Auction/Bidding through approved Service Provider M/s E- Procurement Technologies Limited(Auction Tiger) Help Line Nos. 079-6813 6837/80/72/94 & Contact Person: Vivek Kachariya(Mo.: 9081830222) Help Line E-mail id: support@auctiontiger.net & vivek@auctiontiger.net through the web portal <https://sarfaesi.auctiontiger.net>;
14. The Auction Sale will be held on **10.04.2023** between **11.00 a.m to 1.00 p.m** with auto-extensions for 5 (five) minutes in case a bid is placed in the last 5 minutes before the appointed closing time;
15. The bid price to be submitted shall be above the Reserve Price fixed by the Authorized Officer (“AO”) and the bidders shall further improve their offer in multiples of **Rs.5,00,000/- (Rupees Five Lakh only)**.
16. The property will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
17. Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
18. Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format / incomplete bids are liable to be rejected.
19. Annexure shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above. Earnest Money Deposit (EMD) as mentioned against property described in the accompanying Sale Notice shall be deposited through Demand Draft.
20. The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
21. Prospective intending bidders may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
22. The EMD of the unsuccessful bidder will be returned of closure of the E-Auction proceedings.
23. The sale is subject to confirmation by the Financial Institution. If the Borrower/Guarantor(s) pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
24. To the best of knowledge and information of the AO, no other encumbrances exist on the aforesaid property, however the prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances etc. The AO

shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property. The property is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.

25. The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
26. On compliance of terms of sale, AO shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, IT etc. shall be borne by the purchaser as prescribed in the act.
27. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
28. The Demand Draft Should be made in favor of 'Aditya Birla Finance Limited'.
29. The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

### **Description of the Schedule Property**

All piece and Parcel of the Property Land & Building (House Property) bearing Door No 193 (Old No 124), St Mary's Road, Chennai 600 018 and comprised in R S No. 3925/4 & 3926/3 consisting of Land Measuring 3763 Sq Ft there about & building measuring 2804 situated within the registration district of Madras Central & Registration Sub District of Mylapore and bounded on the

North by – Door No 191, St Mary's Road, Chennai 600 018

South by – Door No 195 St Mary's Road , Chennai 600 018

West by – Approach road from St Mary's Road Chennai 600 018

East by – Door No 189, St Mary's Road, Chennai 600 018

**Place: Chennai**

**For ADITYA BIRLA FINANCE LIMITED**

**Date: 21.03.2023.**

Sd/-

**Authorised Officer**