

“APPENDIX- IV-A”

[See proviso to Rule 9(1) 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 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 on “As is where is”, “As is what is”, and “Whatever there is” basis on **4th of October 2023** for recovery of **Rs. 1,51,58,081.88 (Rs. One Crore Fifty One Lakh Fifty Eight Thousand Eighty One Hundred and Eighty Eight Paise Only)** as on **03.12.21** and further interest, all TDS Calculations, Pre-Payment Charges and other expenses thereon till the date of realization of complete Outstanding amount due to the Secured Creditor from Borrowers/co-Borrowers namely **M/s Sumitra Enterprises Through its Proprietor, Varinder Kaushal and Anjali Kaushal**. The details of **Reserve Price and Ernest Money Deposit** are mentioned below:-

Property	Reserve Price	Property Address	Ernest Money Deposit
Property No. 1	Rs.13,00,000/- (Rs. Thirteen Lakh Only)	Shop Bearing MCL NO. B-5-903, Sahnewal Kalan, Purana Bazaar, Ludhiana, Punjab-141401	Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)
Property No. 2	Rs. 24,00,000/- (Rupees Twenty Four Lakh Only)	Khewat No. 225/206, Khatoni No. 268, Khasra No. 36//16/2 (5-10), 37//11/1 (2-10), 37//11/2 (4-12) 2 (5-19), 12, Village Badeenpur, Tehsil Amlloh, District FATEHGARH SAHIB, Punjab- 140407	Rs. 2,40,000 /- (Rupees Two Lakh Forty Thousand Only)
Property No. 3	Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only)	Khasra no. 43/2/1,9, Khata no. 1148/ 1588, Jamabandi years 2001-2002, Amlloh Road Village, Khanna Kalan, Tehsil Khanna, Ludhiana, Punjab-141401	Rs. 2,70,000/- (Rupees Two lakh Seventy Thousand Only)

Short description of the immovable properties:

All That Part & Parcel of the Mortgage Property bearing no.

Property No. 1 - Shop Bearing MCL NO. B-5-903, Sahnewal Kalan, Purana Bazzar, Ludhiana, Punjab-141401

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Property No. 2 - Khewat No. 225/206, Khatoni No. 268, Khasra No. 36//16/2 (5-10), 37//11/1 (2-10), 37//11/2 (4-12) 2 (5-19), 12, Village Badeenpur, Tehsil Amloh, District FATEHGARH SAHIB, Punjab- 140407”

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Property No. 3 - Khasra no. 43/2/1,9, Khata no. 1148/ 1588, Jamabandi years 2001-2002, Amloh Road Village, Khanna Kalan, Tehsil Khanna, Ludhiana, Punjab-141401

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e. www.adityabirlafinance.com or <https://sarfaesi.auctiontiger.net>

Date: 13.09.2023

Place: Ludhiana, Punjab

Jeewan Jyoti ,
(Authorized Officer)
Aditya Birla Finance Limited)