

APPENDIX- IV-A

[See proviso to rule 8 (6) of the Security Interest (Enforcement) Rules, 2002]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 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/charged to the Secured Creditor i.e. Aditya Birla Finance Limited, the physical possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited, will be sold on **“As is where is”, “As is what is”, and “Whatever there is” on 27/08/2021**, for recovery of Rs 24,00,32,800/- (Rupees Twenty Four Crore Thirty Two Thousand Eight Hundred Only) due as on 15/10/2020 to Aditya Birla Finance Limited from the Borrowers/Co-Borrowers/Guarantors namely Prashant Pratapbhai Thakkar, M/S Om Industries, Mr. Hemalkumar P Thakkar, Nirupamaben alias Niruben Pratapbhai Thakkar, Mrs. Kavita Prashantkumar Thakkar, Ms. Megha Hemal Thakkar. The reserve price will be Rs. 75,00,000/- (Rupees Seventy Five Lacs Only) for each unit/flat and earnest money deposit will be Rs. 7,50,000/- (Rupees Seven Lacs Fifty Thousand Only) for each unit/flat.

Property details mentioned herein below : -

1) All that piece and parcel in respect of premises being “All that premises bearing Flat No. J-1204 having built up area admeasuring 115.55 sq.mtrs on 12th floor (11th floor as per approved plan) of block No.J together with exclusive right to use and occupy portion of terrace (88.16 sq.mtr) on the said flat No. J-1204 in a residential scheme/project known named and identified as ‘Gala Haven’ which is at present constructed on free hold non-agriculture land situated, lying and being at and near vaishnovdevi circle, 200 Ft Ring Road, village :KHORAJ (sim) forming part of Survey no.539/1, 539/2 , 541/1 to 541/8 (along with 541/1 Paiki 1), 525(along with 525 Paiki 1) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and sub- district of Gandhinagar bearing Sub-plot No.1 of Final plot No.95/1 of draft Town Planning scheme NO.63(Khoraj) admeasuring 22657.00 sq.mtrs. together with proportionately undivided and impartible rights and responsibilities in common with other occupiers in or upon common properties amenities and facilities provided in ‘Gala Haven’ which is constructed on said land and undivided share to extent of 51.99 sq.mtrs in the said land.

2) All that piece and parcel in respect of premises being “All that premises bearing Flat No.K-1202 having built up area admeasuring 115.55 sq.mtrs on 12th floor (11th floor as per approved plan) of block No.K together with exclusive right to use and occupy portion of terrace (88.16 sq.mtr) on the said flat No.1202 in a residential scheme/project known named and identified as ‘Gala Haven’ which is at present constructed on free hold non-agriculture land situated, lying and being at and near vaishnovdevi circle, 200 Ft Ring Road, village :KHORAJ (sim) forming part of Survey no.539/1, 539/2 , 541/1 to 541/8 (along with 541/1 Paiki 1), 525(along with 525 Paiki 1) of Mouje : Khoraj of Gandhinagar Taluka in the Registration District and sub- district of Gandhinagar bearing Sub-plot No.1 of Final plot No.95/1 of draft Town Planning scheme NO.63(Khoraj) admeasuring 22657.00 sq.mtrs. together with proportionate undivided and impartible rights and responsibilities in common with other occupiers in or upon common properties amenities and facilities provided in said “Gala Haven’ which is constructed on said land and undivided share to extent of 51.99 sq.mtrs in the said land.

For detailed terms and conditions of the sale, please refer to the link <https://www.bankeauctions.com> also available at Aditya Birla Finance Limited’s website i.e. <https://personalfinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act.aspx>

Date: 10/08/2021

Place: Ahmedabad

(Authorized Officer)

Aditya Birla Finance Limited

Contact Nos: - 1. Aditya Birla Finance Limited Authorised Officer Mr. Sagar Kotecha, Mobile No. 99097 99027.

2. Auction Service Provider (ASP) Bhavik Pandya, Mob- +918866682937
