**Auction of the properties situated at** :-

1. All that piece and parcel of Shed no.35 adm.77.14 sq.mts along with undivided share adm 39.78 sq mts. along with constriction in the scheme Shubh Industrial Estate forming part of New Block no.1286 & 1287 (old Block no.150 & 151) (Paikki Sub-Plot no.2) adm.25046 sq.mts of mouje Kathwada, Sub-District Ahmedabad-12 (Nikol) & Registration District Ahmedabad.
2. All that piece and parcel of Shed no.G/49 adm.66.11 sq.mts along with undivided share adm 48.73 sq mts. altogether adm. 114.84 sq. mts. along with construction thereon adm.106 sq.yds in the scheme Kailash Industrial Estate constructed on Survey no.32/1, T. P. Scheme no.1, F. P. no.304 of mouje Odhav, Sub-District Ahmedabad-7 (Odhav) & District Ahmedabad.
3. All that piece and parcel of Shed no.G/44 adm.66.11 sq.mts along with undivided share adm 48.73 sq mts. altogether adm. 114.84 sq. mts. along with construction thereon adm.88.63 sq.mts in the scheme Kailash Industrial Estate constructed on Survey no.32/1, T. P. Scheme no.1, F. P. no.304 of mouje Odhav, Sub-District Ahmedabad-7 (Odhav) & District Ahmedabad..
4. All that piece and parcel of Shed no.C/71 adm.51.96 sq.mts in the scheme Zaveri Industrial Estate, Zaveri (Kathwada) Commercial Coop Society Ltd constructed on New Block no.1290 & 1293 (Old Block No.157/A/1 & 158/2 paikki Sub-Plot no.B/37 and Block no.159, (Old S. no.398 & 399) of mouje Kathwada, Sub-District Ahmedabad-12 (Nikol) & District Ahmedabad.

***(Address of Property)***

1. **Description of Immovable Properties**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr. No** | **Particulars** | **Bifurcation of Reserve Price Property wise** | **%** | **The earnest money deposit property wise** |
|
| 1 | All that piece and parcel of Shed no.35 adm.77.14 sq.mts along with undivided share adm 39.78 sq mts. along with constriction in the scheme Shubh Industrial Estate forming part of New Block no.1286 & 1287 (old Block no.150 & 151) (Paikki Sub-Plot no.2) adm.25046 sq.mts of mouje Kathwada, Sub-District Ahmedabad-12 (Nikol) & Registration District Ahmedabad. | 33,00,000/- | 5% | 1,65,000/- |
| 2 | All that piece and parcel of Shed no.G/49 adm.66.11 sq.mts along with undivided share adm 48.73 sq mts. altogether adm. 114.84 sq. mts. along with construction thereon adm.106 sq.yds in the scheme Kailash Industrial Estate constructed on Survey no.32/1, T. P. Scheme no.1, F. P. no.304 of mouje Odhav, Sub-District Ahmedabad-7 (Odhav) & District Ahmedabad | 35,00,000/- | 5% | 1,75,000/- |
| 3 | All that piece and parcel of Shed no.G/44 adm.66.11 sq.mts along with undivided share adm 48.73 sq mts. altogether adm. 114.84 sq. mts. along with construction thereon adm.88.63 sq.mts in the scheme Kailash Industrial Estate constructed on Survey no.32/1, T. P. Scheme no.1, F. P. no.304 of mouje Odhav, Sub-District Ahmedabad-7 (Odhav) & District Ahmedabad. | 35,00,000/- | 5% | 1,75,000/- |
| 4 | All that piece and parcel of Shed no.C/71 adm.51.96 sq.mts in the scheme Zaveri Industrial Estate, Zaveri (Kathwada) Commercial Coop Society Ltd constructed on New Block no.1290 & 1293 (Old Block No.157/A/1 & 158/2 paikki Sub-Plot no.B/37 and Block no.159, (Old S. no.398 & 399) of mouje Kathwada, Sub-District Ahmedabad-12 (Nikol) & District Ahmedabad. | 22,00,000/- | 5% | 1,10,000/- |
|  | **TOTAL RS.** | **1,25,00,000/-** | **5%** | **6,25,000/-** |

**Time and place of auction : *(Date, Time and branch address) On date :- 7th November, 2019*** At Aditya Birla Finance Limited Payable at 101, 1st Floor, Ratnaraj Spring, Opp HDFC Bank, Near Navrangpura Jain Temple, Mithakhali cross road, Ahmedabad – 380009 (Branch Location).

**Terms and Condition of Auction**

1. For inspection of the properties, the intending bidders may contact, Aditya Birla Finance Limited Branch during office hours. The bid is not transferable.

For participating in the auction, the intending bidders have to deposit 5% of the reserve price of the property. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Ordertowards the Earnest Money Deposit favoring Aditya Birla Finance Limited Payable at 101, 1st Floor, Ratnaraj Spring, Opp HDFC Bank, Near Navrangpura Jain Temple, Mithakhali cross road, Ahmedabad – 380009 (Branch Location) which is refundable if the bid is not successful. The earnest money deposit shall not carry any interest. ( Parties are open to bid separately on Flat / Shed wise properties amount as mentioned in above chart).

1. Last date to submit the bid along with Earnest Money Deposit is on or before **7th November, 2019 by 11:30 am** at Aditya Birla Finance Services Ltd, 101, 1st Floor, Ratnaraj Spring, Opp HDFC Bank, Near Navrangpura Jain Temple, Mithakhali cross road, Ahmedabad – 380009 (Branch Office).
2. For inspection of the properties, the intending bidders may contact, ***Aditya Birla Finance Limited*** Branch office during office hours. The bid is not transferable.
3. Along with the bid form the proposed bidder shall also attach his/her identity proof and the proof of residence such as copy of the passport, election commission card, ration card driving license etc and a copy of the PAN card issued by the income tax department.
4. On the auction date all the bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by ABFL. In no eventuality would the property be sold below the reserve price. However the bidders personally present at the auction site shall have the right to further enhance their bid price by a minimum sum of Rs 10,000/-, and in the event of higher bid price being offered, ABFL shall have the right to accept the same. Thereafter, when ABFL confirms the sale, the purchaser will be required to pay deposit of 25% (twenty-five percent) of the sale price, after adjusting the earnest money deposit, immediately with the undersigned. The balance amount of the purchase price shall be paid by the purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing by the parties. In default of payment & within the time as mentioned above, ABFL shall be at liberty to forfeit the earnest money deposit and proceed with re-auction of the property. The defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
5. All the payments shall be made by the purchaser by means of the demand draft/pay order favouring Aditya Birla Finance Limited.
6. On receipt of the sale price in full, ABFL shall be issuing a sale certificate in favour of the purchaser and would handover the possession of the property to the purchaser.
7. The said immovable property described in the schedule herein below shall remain and be at the sole risk of the purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the sale by the undersigned authorised officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.

The Demand Draft/Pay Order deposited towards the earnest money shall be returned to the unsuccessful bidders for all purposes, sale of the said property is strictly on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS”. To the best of the knowledge and information of the authorised officer of ABFL, no other encumbrances exist on the property. (Alternatively the said property is being sold subject to charge/encumbrances of “Aditya Birla Finance Limited” for a sum of Rs 12,26,95,412/-  **(**Twelve Crore Twenty Six Lacs Ninety Five Thousand Four Hundred and Twelve Only**) by way of an outstanding principal, arrears and interest till 27th August, 2019.** ( Parties are open to bid separately on Shed wise properties amount as mentioned in above chart)**.**

1. All expenses relating to stamp duty, registration charges, transfer charges and any other charges in respect of the above referred property shall be borne by the purchaser.
2. The Authorised officer is not bound to accept the highest offer or any or all offers and ABFL reserves its right to reject any or all bid(s) without assigning any reasons thereof.

1. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the auction sale proceedings.
2. In case all the dues together with all cost, charges and expenses incurred by ABFL are tendered by the above named borrower at any time before the date fixed for the sale of the property, under Section 13(8) of the Act, then the property will not be sold and all bids received from the prospective bidders shall be returned to them without any liability/claim against ABFL.
3. This notice is also notice to the above said borrowers Prashant Pratapbhai Thakkar, M/S Om Industries, Mr. Hemalkumar P Thakkar, Mrs. Niruben Thakkar, Mrs.Kavita Prashantkumar Thakkar, Ms.Megha Hemal Thakkar, Mrs.Kavita Prashantkumar Thakkar under Rule8(6)of the Security Interest(Enforcement)Rules,2002 and occupiers in possession of the Ground floor.

Date :- 4th October, 2019 Sd/-

Authorised Officer

Place :- Ahmedabad Aditya Birla Finance Limited