

“APPENDIX- IV-A”

[See proviso to 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 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, Co-Borrower (s), Guarantor (s) and Mortgagor (s) that the below described immovable assets mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage properties will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on 11.10.2024 for recovery of **Rs.1,61,11,041.03/- (Rupees One Crore Sixty One Lakhs Eleven Thousand Forty One and paise Three Only)** by way of outstanding principal, arrears (including accrued late charges) and interest due as on 31.08.2023 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers, Co-Borrowers, Guarantors and Mortgagors namely RAVI STITCHERS (a proprietorship concern represented by its Proprietor Mr. Ravikumar Joginderpal Chhabra), Mr. Ravikumar Joginderpal Chhabra, Mr. Joginderpal Karamchand Chhabra and Mr. Vinay Chhabra.**

The EMD amount along with the reserve price of the immovable assets is given below:

Details of the Immovable Assets	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
Property 1: Unit No. 119 and 126 adm. 575 sq. ft. along with undivided share in the land of Turning Point Complex situated at Survey No. 98/1 and 93/1, City Survey No. 148 to 161 Paiki of Ward Majura Town Planning Scheme No. 9 (Majura), Final Plot No. 156/A, Paiki of Majuragate, Ghod Dod Road, Surat- 395007 owned by Mr. Joginderpal Karamchand Chhabra;	7,68,487.5/-	76,84,875/-
Property 2: Block/ Revenue Survey No. 407, Old Block/ Revenue Survey No. 671 Paiki 3 adm. 2299 sq. ft., Moje Village Kharach, Ta: Hansot, District: Bharuch owned by Mr. Joginderpal Karamchand Chhabra;	7,79,780.5/-	77,97,805/-

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: 21.09.2024

Place: Surat and Bharuch

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**