

“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) 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 property will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on **18.03.2025** for recovery of **Rs.1,27,54,682.32 (Rupees One Crore Twenty Seven Lakhs Fifty Four Thousand Six Hundred Eighty Two and paise Thirty Two Only)** by way of outstanding principal, arrears (including accrued late charges) and interest due as on **15.11.2023** (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 and Mortgagors namely **Sushreya Sonography Centre, Dattatraya Shridhar Undre and Rupali Dattatraya Undre.**

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

Details of the Immovable Assets	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
<u>Property 1:</u> <i>Row House No. 03, carpet area 105.35 sq. mtrs., built up area 116 sq. mtrs. (inclusive of area of balconies and boxes), Grand Kalyan, constructed on Gut No. 45/P and Gut No. 46/P, Kanchanwadi, Aurangabad and bounded as under:</i> <i>Towards East: Row House No. 26</i> <i>Towards West: Internal Road</i> <i>Towards South: Row House No. 2</i> <i>Towards North: Row House No. 4</i>	7,50,000/-	75,00,000/-
<u>Property 2:</u> <i>Flat No. 24 adm. 791 sq. ft built up area, Gut No. 92, Sai Labh Enclave, Itkheda, Paithan Road, Aurangabad and bounded as under:</i> <i>Towards East: Staircase and Flat No. 21</i> <i>Towards West: Apartment Side Margin</i> <i>Towards South: Flat No. 23</i> <i>Towards North: Apartment Side Margin</i>	3,91,284/-	39,12,840/-
<u>TOTAL</u>	11,41,284/-	1,14,12,840/-

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: 25.02.2025

Place: Aurangabad

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**