ADITYA BIRLA CAPITAL LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.
Branch Office: 2nd Floor, Vijaya Building, 17, Barakhamba Road, New Delhi-110001.

Contact Nos: - 1. **Aditya Birla Capital Limited, Authorized Officer : Mr. Sandeep Dahiya Mob. No. 8860501534, Mr. Lalit Sardana Mob. No. 9716264276, Mr. Sandip Verma Mob. No. 9811586337, Mr. Ayush Jhingran, Mob. No. 913767833, Mr. Dipanshu Singh- 9911797093 Mr. Shivang P Vashistha- 7073244449**

2. Auction Service Provider - Auction Tiger, (ASP), Contact Person Name & Number – Ram Sharma – 9978591888 Contact no. 079-68136880/68136837
Mob.: +91 9265562821/18
E Mail : support@auctiontiger.net

E-Auction Sale Notice

[See proviso to rule 9 (1) Security Interest (Enforcement) Rules, 2002]

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Capital Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** (54 of 2002) for the recovery of amount due from borrower/s, offers/Bid are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis',** Particulars of which are given below:

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit & Incremental Value	Total Loan Outstanding (As on 17.02.2025)
1. Mr. Parminder S Sehrawat, 2. Mr. Devender Singh, 3. Mrs. Ekta Sehrawat 4. M/s New India Solutions, Through Proprietor. 5. M/s. Global Electricals, Through Partners. 6. Yujvender Singh, Loan No.- ABFLND_LAP0000043416 & ABFLND_LAP0000102873	Rs. 35,76,155/- (Rupees Thirty-Five Lakh Seventy-Six Thousand One Hundred Fifty-Five Only) due as on 08.05.2024 & Rs. 35,28,194/- (Rupees Thirty-Five Lakh Twenty-Eight Thousand One Hundred Ninety-Four Only) due as on 17.05.2024	*"Property No. Unit No. 41- A & 41-B, Ground Floor, Plot No.8, Eros Metro Mall, Sector-14, Dwarka, New Delhi- 110075."*	Rs. 1,03,23,077/- (Rupees One Crore Three Lakhs Twenty-Three Thousand and Seventy-Seven Only)	Rs. 10,32,308/- (Rupees Ten Lakhs Thirty-Two Thousand Three Hundred and Eight Only). Incremental Value: Rs. 50,000/-	Rs. 79,43,472.30/- (Rupees Seventy-Nine Lakh Forty-Three Thousand Four Hundred Seventy-Two and Thirty Paisa Only) due as on 17.02.25

The Terms and Conditions of the E-Auction are as under:

1. E-Auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER IS THERE IS BASIS" and will be conducted ''Online". The Auction will be conducted through the ABCL approved online auction service provider **"Auction Tiger"**
2. **Last Date of Submission of Bid/Offer** in the prescribed tender forms along with EMD and KYC is **29/04/2025 up to 05:00 PM** at the Branch Office address mentioned herein above. Bid Form that are not filled up or Bids received beyond last date will be considered as invalid Bid and shall accordingly be rejected. No interest shall be paid on the EMD.
3. **Date of E-Auction** for Property is **30/04/25** at the web portal https://sarfaesi.auctiontiger.net from **11:00 AM to 1:00 PM with unlimited extensions of 5 Minutes each.**
4. **Inspection of the Immovable Property** can be done by requesting in advance to Authorized Officer between **10.00 AM** to **06.00 PM** on every Friday.
5. The online bidder hereby agrees that once he/she has formally registered a qualified Bid before authorized officer will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider
6. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.
7. The notice is hereby given to the Borrower/s, Mortgager and Guarantor/s they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of terms and Conditions of Sale.
8. **The Borrower(s)/Co-Borrower(s)/Guarantor(s) have been given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette if India notification dated 03/11/2016)** to pay the outstanding amount before date of Auction publication failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs.
9. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above mentioned Zonal/Branch office.
10. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The Authorized Officer reserves the absolute discretion to allow inter se bidding with minimum Bid increment amount. The Property as mentioned will not be sold below Reserve Price.
11. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned secured asset before submitting the tenders.
12. **Aditya Birla Capital Ltd is not responsible for any liabilities whatsoever pending upon the property as mentioned above**. **The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'.**
13. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
14. The Demand Draft Should be made in favor **of 'Aditya Birla Finance Limited'.**
15. Wherever applicable, its responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax act.
   For further details, contact the Authorized Officer, at the above mentioned Office address.

SD/-

Date : 09/04/2025
Place: Delhi

Mr. Ayush Jhingran (Authorized Officer)

For Aditya Birla Capital Limited