**“APPENDIX- IV-A”**

[See proviso to rule 8 (6)]

**Sale notice for sale of immovable property(By Private Treaty)**

Private Sale Notice for Sale of Immovable property under the Securitization 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 (54 of 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 to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited***,*** the Secured Creditor on 11.03.2020 further E auction was conducted on 26.11.2020 in respect of the schedule property was not successful as the Schedule Property could not be sold through e-auction held earlier, the authorized officer has decided to sell the property through Private Treaty by executing necessary documents on 18.01.2021 **for recovery of Rs.** **58808788/- as on 15.10.2020** and further interest, charges and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers Mr.P.PonnuPandian, Mrs.P.Prema & Mr.P.Balaji** The reserve price will be **Rs.6,30,00,000/-** ((Rupees Six Crores Thirty Lakhs Only).)

If you fail to pay the dues outstanding in your loan account within 15 days from the date of this notice, the schedule property shall be sold to the interested purchaser as per the terms agreed between the ABFL and the interested purchaser without any further notice to you.

**Description of the immovable property:**

ALL THAT PIECE AND PARCEL OF the property situated at Coimbatore Registration District, Coimbatore Joint I Sub Registration District, Coimbatore South Taluk, Coimbatore Town, T.S Ward No: B(2), Block 19, Ad Measuring an extent of 7238.3/4 Sq Ft or 672.496 Sq. Mtrs (or) 16Cents & 269 Sq.Ft of the Land and R.C.C. Buildings Constructed thereon bearing Old T.S No.s 1052,1053,1054,”East – West Raja Street –Northern Row” and North –South Ismail Rawthar Street – Western Row” , In this the property Situated within the following boundaries and measurements. The Property as per Present Sub-Division Situated in T.S.No.1052/1 to 1052/9,1053/1 to 1053/5 and 1054/1 to 1054/2

Door Nos.942,942A,943,944,945,946,947,948,949,950,951,952,953,954,955 & 956, Raja Street, Coimbatore.

as or thereabouts on the (“Property”).

Bounded:

North of – East - West Raja Street,

East of – Educational office Building Complex,

South of – Educational office Building Complex,

West of – North- South Ismail Rawther Street,

In this Middle,

East – West on the Northern Side – 075 Feet (35’ + 30’ +10)

East – West on the South Side –110 Feet (44’ +8’ +32” +26)

South – North on the East Side –096 Feet (23’ + 73’)

South – North on the Western Side – 057 Feet,

For detailed terms and conditions of the Private sale, please refer to the link provided in Secured Creditor’s website i.e. [www.adityabirlafinance.com](http://www.adityabirlafinance.com)

Date: 31.12.2020 Aditya Birla Finance Limited

Place: Coimbatore Authorized Officer