**Auction of the**

**Property No.1 –** Office No. A1 TO A5 , Perfect Point , Dr.Yagnik Road, Ramkrushna Ashram , Rajkot  , Gujarat

1. **Description of Immovable Properties**

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| Sr. No. | Borrowers/ Guarantors Name | Owners Name | Description of Property | Reserve Price | Earnest deposit Rs. | Outstandings/s as on dated 12th January 2017 along with interest and charges thereon |
| 1 | Mr.Dhaval Anilbhai Karia , Mr.Anilbhai Bhailal Thaker , Mrs Bhavanaben Anilbhai Karia,Megha Dhaval Karia, M/s Aastha Associates , Mr.Anilbhai Bhailal Thakker ( HUF | Mr.Dhaval Anilbhai Karia , | Office No.A1 TO A5 , Perfect Point , Dr.Yagnik Road, Ramkrushna Ashram , Rajkot  , Gujarat | Rs. 285,74,000/- | Rs. 14,28,700/- | Rs 2,84,52,427 |

Inviting bids in the sealed envelopes as per the procedure and the terms and conditions stated below :

**Time and place of auction: *(Date, Time and branch address) On date :-27st November 2019*** At Aditya Birla Finance Limited, A-205 & 206, Imperial Heights, 150 Feet Ring Road, Opp. Big Bazar, Rajkot – 360005 between 3 P.M to 5 P.M.

**Terms and Condition of Auction**

* For participating in the auction, the intending bidders have to deposit 5% of the reserve price of the property by bankers Cheque / Demand Draft favoring ***Aditya Birla Finance Limited*** (hereinafter referred as “Company”) Payable at Mumbai (which is refundable if the bid is not successful).
* The property shall not be sold below price mentioned above.
* The property is being sold on “As is what is””As is Where is”, and “Whatever there is” basis.
* The successful bidder shall deposit 25% of the bid amount (including 10% deposited before bid within 24 hours on the sell being knocked down in his /her favour. Payment is to be made only in the form of bankers cheque / DD Drawn in favor of the Company “***Aditya Birla Finance Limited”***.
* In case the successful bidder fails to deposit the 25 % of the bid amount as mentioned above, earnest deposit shall be forfeited by the Company without any notice.
* The balance amount of purchase price shall be paid on or before 15th day of confirmation of sale or such extended period as may be agreed in writing and in default of payment within the period, the deposit and earnest money shall be forfeited and the property shall be resold.
* The successful bidder would bear the charges / fees payable for conveyance such as stamp duty, registration fee, etc. as applicable as per law.
* To the best of knowledge and information of the Company, no other encumbrance exists on the property (ies). (In case there is an encumbrance known to the Company, the same may be mentioned).
* The authorized officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the government or anybody in the respect of the property under the sale.
* The authorized officer has absolute right to accept or reject the bid or adjourn / postpone the auction without assigning any reason thereof.
* The sale is subject to confirmation by the Company within 15 days of date of auction.
* For inspection of the properties, the intending bidders may contact, ***Aditya Birla Finance Limited*** Branch during office hours. The bid is not transferable.
* Acceptance of highest bid will be subject to the approval of authorized officer.

Date :- 26th October 2019 Sd/-

Authorised Officer

Place :- Mumbai Aditya Birla Finance Limited