

“APPENDIX- IV-A”

[See proviso to Rule 9(1) read with Rule 8 (6)]

Sale notice for Sale of Immovable Property

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under proviso to Rule 9 (1) read with 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, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **23rd January, 2024** for recovery of **Rs. 3,54,64,673/- (Rupees Three Crore Fifty Four Lakhs Sixty Four Thousand Six Hundred And Seventy Three Only)** as on **13th September 2023** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/Mortgagors** namely (i) Mr. Abdul Jameel (ii) Mrs. Syed Samiunnisa (iii) M/s. Zenner Electrical Company.

The reserve price and the earnest money deposit will be as follow:

<u>Description of the immovable property</u>	Reserve Price	Earnest Money Deposit
Residential Apartments at G.R Grand Residency situated at Flat No BG-4, Ground floor, Jaraganahalli Village, Kanakapura Main Road, Bangalore 560078, all the piece & parcel of property bearing Khata No232 & 234, (old) and property bearing No 132 (old) and presently bearing C.M.C Khata No362 and situated in Kanakapura Jaraganahalli Village Uttarahalli Hobli Bangalore South Taluk and measuring 65340 Sq feet and bounded by [East by : Property of Sri.Ramakrishnanna, West by : Kanakapura Road, North by : Property of Smt.Rukmini, South by: property of Sri.K.S.Rao] Schedule ‘D’	Rs. 68,85,000/-	Rs. 6,88,500/-

(Description of undivided share) 1.08% undivided right, title and interest and ownership in Schedule 'C' property which come (which comes to 637 sq.ft land share). Schedule 'E' All that piece and parcel of the Apartment No: BG-4, Ground floor, B – Block, G R Gardan Residency built on C Schedule property measuring in all 1122.83 Sq feet built-up area & one covered parking space in the basement. and bounded as follows : [East by : Apartment No : BG-3 in G R Grand Residency, West by : Office Block in G R Grand Residency North by : Courtyard in G R Grand Residency, South by : Setback in G R Grand Residency.		
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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: 03.01.2024

Place: Bangalore

for Aditya Birla Finance Limited

**Authorized Officer
(9686701466)**