

“APPENDIX- IV-A”

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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 8 (6) of the Security Interest (Enforcement) Rules, 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 properties mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited the Secured Creditor on **08.07.2022** will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **25th October, 2022** for recovery of **Rs. 6,60,54,329/- (Rupees Six Crore Sixty Lakh Fifty Four Thousand Three Hundred Twenty Nine Only)** as on **19.09.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/Guarantors** namely **GV Traders, GV Trading Company, Mr. Govindarajulu, Mrs. Chandra and Mr. Aravinth.**

The Reserve Price and the Earnest Money Deposit will be as follows:

<u>Description of the immovable properties</u>	Reserve Price	Earnest Money Deposit
Property (1) Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, No. 44 Kanakkampalayam Village, S.F.No.47/1 in punjai acre 0.80 lands was developed into residential layout in the name of “Vishnuvaganam Layout” under approval Ma.Va/Na.Vu.Ee.No.1158/1991 in site No. 6 with in the following boundaries and measurements: North of - Property belonging to Loganathan, South of - 23 ft. width East West layout road, East of - Site No. 7 with house building, West of - 60 ft. width Shem road, In this middle, East - West on the North side – 59’0” ft, East - West on the South side - 71’6’ ft, South- North on the both sides - 43’0” ft. Admeasuring 2805.75 Sq.ft. Or 260.66 sq.m extent of land with tarsusbuilding with doors, windows, Water connection, electricity connection and both deposits, with using the	Rs. 89,69,487/-	Rs.8,96,948/-

<p>rights to layout roads common usage and common pathways etc., As municipality Survey this property is comprised in Ward No.F, Block No.18, T.S.No.6 (Part), and T.S. Ward No. 31.</p>		
<p>Property (2)</p> <p>Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, No.42 Udumalpet Village, Ward No. B, Block No.7, T.S.No.8/1 part, T.S.Ward No.5, S.F.Nos.116,117 in Punjai acre 19.67 lands as per sale deed No. 3432/76 one portion of land was developed into residential layout an extent of 6155 sq.ft. within the following boundaries measurements;</p> <p>North of Property belonging to G.V.G paper Mills, Jeyaraman</p> <p>South of — House belonging to Jayachandran</p> <p>East of House belonging to Devaraj, Property Belonged to Chinnadurai</p> <p>West of 40 ft. width South North Road.</p> <p>In this middle,</p> <p>East west on the North Side-72'0" ft.</p> <p>In this towards on North Side -11'9' ft.</p> <p>In this towards on the West side — 10'1.5" ft.</p> <p>East west on the South Side — 82' 7 1/2' ft.</p> <p>South North on the East Side- 73'3" ft.</p> <p>South North on the West Side -85'0' ft.</p> <p>Admeasuring 6155 Sq.ft. or 14.13 cents or 226.02 Sq.m extent of land with tarsus building with doors, windows, water connection, electricity connection and both deposits, with using the rights to the layout roads common usage and common pathways etc.</p>	<p>Rs. 2,84,31,950/-</p>	<p>Rs. 28,43,195/-</p>

Description of the Immovable Properties:

Property (1)

Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, No.44 Kanakkampalayam Village, S.F.No.47/1 in punjai acre 0.80 lands was developed into residential layout in the name of “Vishnuvaganam Layout” under approval

Ma.Va/Na.Vu.Ee.No.1158/1991 in site No. 6 with in the following boundaries and measurements:

**North of - Property belonging to Loganathan
South of - 23 ft. width East West layout road
East of - Site No.7 with house building
West of - 60 ft. width Shem road**

In this middle,

**East - West on the North side - 59'0" ft.
East - West on the South side - 71'6' ft.
South - North on the both sides - 43'0" ft.**

Admeasuring 2805.75 Sq.ft. Or 260.66 sq.m extent of land with tarsusbuilding with doors, windows, Water connection, electricity connection and both deposits, with using the rights to layout roads common usage and common pathways etc.,

As Municipality Survey this property is comprised in Ward No.F, Block No.18, T.S.No.6 (Part), and T.S. Ward No. 31.

Property (2)

Tirupur Registration District, Udumalpet Sub Registration District, Udumalpet Taluk, No.42 Udumalpet Village, Ward No. B, Block No.7, T.S.No.8/1 part, T.S.Ward No.5, S.F.Nos.116, 117 in Punjai acre 19.67 lands as per sale deed No. 3432/76 one portion of land was developed into residential layout an extent of 6155 sq.ft. within the following boundaries and measurements;

**North of - Property belonging to G.V.G paper Mills, Jeyaraman
South of - House belonging to Jayachandran
East of - House belonging to Devaraj, Property Belonged to Chinnadurai
West of - 40 ft. width South North Road**

In this middle,

**East west on the North Side-72'0" ft.
In this towards on the North Side -11'9' ft.
In this towards on the West side — 10'1.5" ft.
East west on the South Side — 82' 7 1/2' ft.
South North on the East Side- 73'3" ft.
South North on the West Side -85'0' ft.**

Admeasuring 6155 Sq.ft. or 14.13 cents or 226.02 Sq.m extent of land with tarsus building with doors, windows, water connection, electricity connection and both deposits, with using the rights to the layout roads common usage and common pathways etc.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor website i.e. www.adityabirlafinance.com also on the website of <https://sarfaesi.auctiontiger.net>

Date: 21.09.2022

for Aditya Birla Finance Limited

Place: Coimbatore

**Loan Account Numbers: 80001064, 80002291,
80001065 & 80002305**

**Authorised Officer
(9004861424)**