

SALE NOTICE
By R. P. A. D /SPEED POST/COURIER/E-MAIL/HAND DELIVERY

Date:23.05.2025

To,

1. Manish Yadav (Doctor) (Applicant),

S/o Sheo Narayan Yadav,
51/1A/4, Rabindra Sarani, Liluah, Chakpara- C.T., Howrah- 700017,
Email: drmanishyadav86@gmail.com
Mobile: 9038672842

And ALSO AT:-

A S N Homeo Cure Clinic,

Shop Room No – G-1, G-2 & G-3, Office -106, 1st Floor, at Holding No- 276, Mirpara Road, P.O – Bhattanagar, P.S Liluah, Near Don Bosco Technical Institute, Howrah- 711203.

2. Piyush Yadav (Doctor) (Co- Applicant)

S/o Sheo Narayan Yadav,
51/1A/4, Rabindra Sarani, Bally (M), Near Liluah Co operative Bank, Howrah – 711204
Email : ypiyush905@gmail.com
Mobile 9883598362

And Also At

A S N Homeo Cure Clinic,

Shop Room No – G-1, G-2 & G-3, Office -106, 1st Floor, at Holding No- 276, Mirpara Road, P.O – Bhattanagar, P.S Liluah, Near Don Bosco Technical Institute, Howrah- 711203.

3. Shikha Yadav (Co- Applicant)

51/1A/4, Rabindra Sarani, Bally (M), Near Liluah Co operative Bank, Howrah – 711204

SUBJECT: SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTREST (ENFORCEMENT) RULES, 2002 OF 15 DAYS FOR SALE OF SECURED ASSET PROPERTY MORTGAGED WITH ADITYA BIRLA CAPITAL LIMITED (“SECURED CREDITOR”).

REFERENCE: Loan Account No. ABFLKOLDSB0000073872 and ABFLKOLDSB0000102798

Sir/ Madam,

It is to be noted that on account of amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all legal actions including the possession and sale of the mortgaged property mentioned below, under Rule 9(1) of Security Interest (Enforcement) Rules, 2002 stands transferred to Aditya Birla Capital Limited, the transferee company. Accordingly, this notice is being issued under the by "Aditya Birla Capital Ltd" (hereinafter to be referred as Secured Creditor).

The Secured Creditor is serving upon you the borrowers namely "Manish Yadav (Doctor) (Applicant), A S N Homeo Cure Clinic, Piyush Yadav (Doctor) (Co- Applicant) and Shikha Yadav (Co- Applicant) (hereinafter collectively referred to as the "Borrowers") the present notice for sale of the Secured Asset All that piece and parcel of "Shop Room No – G-1, G-2 & G-3 on the Ground Floor, Office No-106, 1st floor, at Holding No -276, Mirpara Road, P.O.- Bhattanagar, P.S.- Liluah, Under Howrah Municipal Corporation, Ward No. -64, Howrah – 711203 "Secured Asset" under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

1. That after availing the aforesaid loans the Borrowers committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
2. That thereafter, a demand notice dated **17-Jan-2022** U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon all the Borrowers, however, the Borrowers failed to make the payment of demanded amount i.e **Rs. 46,59,136.03/- (Rupees. Forty Six Lacs Fifty Nine Thousand One Hundred Thirty Six and Three Paise ONLY)** due as on **07-Jan-2022** within 60 days from the date of the said notice and as such the secured creditor has taken physical possession of the Secured Asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
3. Therefore, in exercise of its right as a secured creditor under the provisions of the SARFAESI Act, 2002 and rules framed thereunder, the secured creditor has decided to put the Secured Asset on sale by way of public auction through E –auction Mode on **10th June 2025** in compliance of provisions of SARFAESI Act, 2002 and rules frame thereunder.
4. Further, please note that in consultation with the Secured Creditor the authorized officer of Secured Creditor has obtained valuation of the Secured Asset from an approved valuer in compliance of Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002 and fixed the reserve price of the Secured Asset **INR 23,57,000 (Twenty Three lacs Fifty Seven Thousand only) for the respective properties.**

Properties	G-1(Shop)	G-2 (Shop)	G-3 (Shop)	Flat
Reserve Price	Rs. 6,12,000 (Rupees Six Lacs Twelve Thousand Only)	Rs. 5,20,000 (Rupees Five Lacs and Twenty Thousand Only)	Rs. 3,60,000 (Rs. Three Lacs and Sixty Thousand Only)	Rs. 8,65,000 (Rupees Eight Lacs and Sixty Five Thousand Only)

EMD	Rs 61,200 (Sixty One Thousand Two Hundred and Only)	Rs. 52,000 (Rupees Fifty Two Thousand Only)	Rs . 36,000 (Rupees Thirty Six Thousand Only)	Rs. 86,500 (Rupees Eight Six Thousand and Five Hundred Only)
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5. The inspection of the said secured asset can be done by requesting in advance to Authorized Officer of the Secured Creditor between **11.00 PM to 01.00 PM**. The offers for the said Secured Asset should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS for As **mentioned above as Earnest Money Deposit on 09th June 2025** or before 12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall, Goregaon (East) Mumbai 400063. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of "Aditya Birla Capital Limited".
6. That this sale notice of 15 days, at pre-sale stage, is being given to the Borrowers in compliance Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid Secured Asset shall be put to sale, in whole, by holding public auction through e-auction mode on **"As is where is", "As is what is", and "Whatever there is" basis**.
7. That since the sale of Secured Asset will be effected by holding public auction through e-auction mode, the secured creditor shall cause a public notice as given under Security Interest (Enforcement) Rules, 2002, which is being published in two leading newspapers including one in vernacular language having wide circulation.
8. This Notice is being given to you the addresses in compliance of Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured asset shall be sold after 15 (Fifteen) clear days from this notice by way of E-Auction for all the above properties on **10th June 2025** or thereafter on some other day through E-Auction. A publication of a public notice for sale of secured asset is also being affected.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://abfl.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> and <https://BidDeal.in>

For Aditya Birla Capital Limited

Apoorva Danthi

(Authorized Officer)

Aditya Birla Capital Limited

12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall,
Goregaon (East) Mumbai 400063

SCHEDULE I

(DESCRIPTION OF THE IMMOVABLE PROPERTY- SCHEDULE –I)

All that piece and parcel of Cement Flooring Super built up area of Shop Room Being No G-1 on the ground Floor measuring about more or less 245 square feet with water user of bath and privy water together with all fixtures and fittings together with undivided proportionate impartible share of land and all the right, title, interest in respect of Shop room and constructed portion together with all facilities together with all rights, of easements and privileges, egress and ingress, thorough Northern Side main gate to the Shop Room, situated at Mouza- Liluah Mirpara, J.L. No 12, Dag No. 387/916, under R.S Khaitan No. 832, L.r. Khaitan No 3453, P.S. Liluah, District- Howrah corresponding to 276, Mirpara Road, P.O Bhattanagar, P.S. Liluah, District – 711203 under Ward No 24 (Old) New Ward No. 30 of Bally Municipality now under Ward No .64 of Howrah Municipal Corporation within the jurisdiction of District Registration office and Additional District Sub – Registration Office Howrah butted and bounded by ;

East by : Shop Room No 2
West by : Open Space
North by : Passage
South by : Flat.

(DESCRIPTION OF THE IMMOVABLE PROPERTY- SCHEDULE –II)

All that piece and parcel of Cement Flooring Super built up area of Shop Room Being No G-2 on the ground Floor measuring about more or less 204 square feet with water user of bath and privy water together with all fixtures and fittings together with undivided proportionate impartible share of land and all the right, title, interest in respect of Shop room and constructed portion together with all facilities together with all rights, of easements and privileges, egress and ingress, thorough Northern Side main gate to the Shop Room, situated at Mouza- Liluah Mirpara, J.L. No 12, Dag No. 387/916, under R.S Khaitan No. 832, L.r. Khaitan No 3453, P.S. Liluah, District- Howrah corresponding to 276, Mirpara Road, P.O Bhattanagar, P.S. Liluah, District – 711203 under Ward No 24 (Old) New Ward No. 30 of Bally Municipality now under Ward No. 64 of Howrah Municipal Corporation within the jurisdiction of District Registration office and Additional District Sub – Registration Office Howrah butted and bounded by ;

East by : Stair Case
West by : Shop Room No.1
North by : Common Passage
South by : Shop Room No. 3

(DESCRIPTION OF THE IMMOVABLE PROPERTY- SCHEDULE –III)

All that piece and parcel of Cement Flooring Super built up area of Shop Room Being No G-3 on the ground Floor measuring about more or less 137 square feet with water user of bath and privy water together with all fixtures and fittings together with undivided proportionate impartible share of land and all the right, title, interest in respect of Shop room and constructed portion together with all facilities together with all rights, of easements and privileges, egress and ingress, thorough Northern Side main gate to the Shop Room, situated at Mouza- Liluah Mirpara, J.L. No 12, Dag No. 387/916, under R.S Khaitan No. 832, L.r. Khaitan No 3453, P.S. Liluah, District- Howrah corresponding to 276, Mirpara Road, P.O Bhattanagar, P.S. Liluah, District – 711203 under Ward No 24 (Old) New Ward No. 30 of Bally Municipality now under Ward No. 64 of Howrah Municipal Corporation within the jurisdiction of District Registration office and Additional District Sub – Registration Office Howrah butted and bounded by ;

East by : Stair Case
West by : Flat
North by : Shop Room No. 2
South by : Flat

(DESCRIPTION OF THE IMMOVABLE PROPERTY- SCHEDULE –IV)

All that piece and parcel of Tiles Flooring super built up area of Commercial Space/ Room being No. 106 on the First Floor measuring about more or less 529 square feet with water connection, one bath and privy together with all fixtures and fittings together with undivided proportionate impartible share of land and all the right, title, interest in respect of Commercial Space/ Room and constructed portion together with all facilities together with all rights, of easements and privileges, egress and ingress, thorough Northern Side main gate to the Shop Room, situated at Mouza- Liluah Mirpara, J.L. No 12, Dag No. 387/916, under R.S Khaitan No. 832, L.r. Khaitan No 3453, P.S. Liluah, District- Howrah corresponding to 276, Mirpara Road, P.O Bhattanagar, P.S. Liluah, District – 711203 under Ward No 24 (Old) New Ward No. 30 of Bally Municipality now under Ward No. 64 of Howrah Municipal Corporation within the jurisdiction of District Registration office and Additional District Sub – Registration Office Howrah butted and bounded by ;

East by : Flat No 105
West by : Stair Case, Lift
North by : Open to Sky
South by : Common Corridor.

For Aditya Birla Capital Limited

Apoorva Danthi
(Authorized Officer)

Aditya Birla Capital Limited
12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall,
Goregaon (East) Mumbai 400063