

By Speed Post/Courier/Email

Notice under Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 27.08.2024

To,

1. M/s. Sai Dhall Mill

338/A-4, Suramangalam Main Road,
Salem - 636009.

...(BORROWER)

2. Mr. Ganesh,

338/A-4, Suramangalam Main Road,
Salem - 636009.

Also, at: -

No. 104, B Block, Golden Valley Apartment,
Nagaramalai Adivaram Main Road,
Salem - 636016.

.... (CO-BORROWER)

3. Mrs. G Aruna,

338/A-4, Suramangalam Main Road,
Salem - 636009.

Also, at: -

No. 104, B Block, Golden Valley Apartment,
Nagaramalai Adivaram Main Road,
Salem - 636016.

.... (CO-BORROWER)

REF: LOAN ACCOUNT NO. ABSMLLAP000000643029.

Our Notice for Redemption dated 04.07.2024 issued under Rule 8(6) of SARFAESI Rules 2002.

SUB: NOTICE OF 30 DAYS FOR SALE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (SARFAESI RULES 2002) FOR SALE OF SECURED ASSET situated at; "All that part and parcel of the property situated at Salem District, Salem West Reg.Dist., Suramangalam Sub Reg.Dist., Salem West Taluk, Alagapuram Village, S.No. 17/2, Punjai Hec.1.78.5 Asst. Rs.4.40. As per the sub-division S.No. 17/2A1A4. the above survey land and other survey lands are converted into house plots and out of those plots one such plot No.8 with an extent of 2137 sq. feet of land is related to this description.

The boundaries and measurement for the same are: - East of land belonged to Mariappan and others; West of 25 feet North-South Road; North of Plot No.7 belonged to Balakrishnan; South of Plot No. 15. Within the above boundaries are measuring: - East-West Northern side 61 feet, Southern side 60 feet.

North-South Eastern side 30 feet, Western side 41'3 feet. Totaling 2137 sq.feet of land in full and with all pathway rights and easement rights annexed thereto. As per the Town Survey Ward-D, Block-4, T.S.No.7/10 within the limit of Salem Corporation. This property situated in "JAY NAGAR" Layout.

Item No. II: A- "Schedule" Salem District, Salem west Reg.Dist., Suramangalam sub Reg.Dist., Salem Taluk, Reddyur Village, S.No.35/2, Punjai Acre 5.67. Asst Rs.8.55. As per the New Sub division S.No.35/2A, Punjai Hecter 1.34.0, Asst. Rs.5.16, as per the sub-Division s.No.35/2A1, Punjai Hecter 1.30.5, Asst. Rs.5.00 out of this punjai Acre 0.72 cents or 31378 sq. feet of land, as per the Sub-Division, Ward-C, Block-4, T.S.No. 11/2. As per the Sub-division T.S.No.11/14, 11/15 is related to Golden Valley Block-A, Block-B, totally with an extent of 31378 sq. feet of land out of this an extent of 584 ³/₄ sq. feet of Undivided share is related to this "A"-Schedule property. The boundaries and measurements for the same are:- North of the land belonged to S.No.35/2B1; South of the land belonged to K.Chinappan; East of Cannel in S.No.35/1, 6A; West of the North-South 30 feet Road. Within the above boundaries are measuring:- East-West Northern side 242 ¹/₄ feet; Southern side 217 ³/₄ feet; North-South Eastern side 135 feet, Western side 136 ¹/₂ feet. Totaling 31378 Sq. feet of land out of this an undivided Share of 492 ¹/₄ sq. feet of land is related to this Schedule- A Property.

"B" SCHEDULE

Out of the above "A"-Schedule property an Undivided Share of 492 ¹/₄ sq. feet of land is related to this Schedule-B Property.

"C" SCHEDULE

Out of the above "A"-Schedule property 31378 sq. feet of land an approved constructed Apartment "Golden Valley" out of this said apartment, the Flat No. B-104, with an extent of 1004 sq. feet super buildup area in the Ground floor, and with all the fittings if the above building and its Door No. B-104, as per Tax asst. New Door No. 101/28 is related to "B"-Schedule property.

"D" SCHEDULE

In the above "Golden Valley" apartment, the Place allotted for Car, Bik, Stairs, Lift, out of this an extent of 1/56 share, along with all rights, in bore well, Water Supply Unit, Diesel Generator, Car parking, Lift, Stairs, Compound wall, Compound wall light, Gate, Motors, Water tanks, Septic Tank, Drainage, Play Ground, Shuttle Cock Court, Ladies Gym, Gents Gym out of this 1/56 common Share and with all pathway rights and easement rights annexed thereto. The above described property situated within the limits of Salem Corporation."

Sir/ Madam,

Please refer to our Notice of Redemption dated 04.07.2024 issued under Rule 8(6) of SARFAESI Rules 2002.

That after availing the aforesaid loans you the above-named addresses 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) on 14.09.2023 in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).

That thereafter, a demand notice dated 26.09.2023 U/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses demanding an amount of **Rs.1,29,58,376.64/- (Rupees One Crore Twenty Nine Lakh Fifty Eight Thousand Three Hundred Seventy Six and Paise Sixty Four Only Only)** due as on **18.09.2023** but you failed to make the payment of demanded amount within 60 days of the said notice and as such the secured creditor had taken Physical Possession of immovable properties on **08.08.2024** being " All that Peice and Parcel of Item No. I: "All that part and parcel of the property situated at Salem District, Salem West Reg.Dist., Suramangalam Sub Reg.Dist., Salem West Taluk, Alagapuram Village, S.No. 17/2, Punjai Hec.1.78.5 Asst. Rs.4.40. As per the sub-division S.No. 17/2A1A4. the above survey land and other survey lands are converted into house plots and out of those plots one such plot No.8 with an extent of 2137 sq. feet of land is related to this description. The boundaries and measurement for the same are: - East of land belonged to Mariappan and others; West of 25 feet North-South Road; North of Plot No.7 belonged to Balakrishnan; South of Plot No. 15. Within the above boundaries are measuring: - East-West Northern side 61 feet, Southern side 60 feet.

North-South Eastern side 30 feet, Western side 41'3 feet. Totaling 2137 sq.feet of land in full and with all pathway rights and easement rights annexed thereto. As per the Town Survey Ward-D, Block-4, T.S.No.7/10 within the limit of Salem Corporation. This property situated in "JAY NAGAR" Layout.

Item No. II: A- "Schedule" Salem District, Salem west Reg.Dist., Suramangalam sub Reg.Dist., Salem Taluk, Reddyur Village, S.No.35/2, Punjai Acre 5.67. Asst Rs.8.55. As per the New Sub division S.No.35/2A, Punjai Hec.1.34.0, Asst. Rs.5.16, as per the sub-Division s.No.35/2A1, Punjai Hec.1.30.5, Asst. Rs.5.00 out of this punjai Acre 0.72 cents or 31378 sq. feet of land, as per the Sub-Division, Ward-C, Block-4, T.S.No. 11/2. As per the Sub-division T.S.No.11/14, 11/15 is related to Golden Valley Block-A, Block-B, totally with an extent of 31378 sq. feet of land out of this an extent of 584 ¾ sq. feet of Undivided share is related to this "A"-Schedule property. The boundaries and measurements for the same are:- North of the land belonged to S.No.35/2B1; South of the land belonged to K.Chinappan; East of Cannel in S.No.35/1, 6A; West of the North-South 30 feet Road. Within the above boundaries are measuring:- East-West Northern side 242 ¼ feet; Southern side 217 ¾ feet; North-South Eastern side 135 feet, Western side 136 ½ feet. Totaling 31378 Sq. feet of land out of this an undivided Share of 492 ¼ sq. feet of land is related to this Schedule- A Property.

"B" SCHEDULE

Out of the above "A"-Schedule property an Undivided Share of 492 ¼ sq. feet of land is related to this Schedule-B Property.

"C" SCHEDULE

Out of the above "A"-Schedule property 31378 sq. feet of land an approved constructed Apartment "Golden Valley" out of this said apartment, the Flat No. B-104, with an extent of 1004 sq. feet super buildup area in the Ground floor, and with all the fittings if the above building and its Door No. B-104, as per Tax asst. New Door No. 101/28 is related to "B"-Schedule property.

"D" SCHEDULE

In the above "Golden Valley" apartment, the Place allotted for Car, Bik, Stairs, Lift, out of this an extent of 1/56 share, along with all rights, in bore well, Water Supply Unit, Diesel Generator, Car parking, Lift, Stairs, Compound wall, Compound wall light, Gate, Motors, Water tanks, Septic Tank, Drainage, Play Ground, Shuttle Cock Court, Ladies Gym, Gents Gym out of this 1/56 common Share and with all pathway rights and easement rights annexed thereto. The above described property situated within the limits of Salem Corporation."in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder,

That thereafter, the authorized officer has obtained valuation of the secured asset from an approved valuer and in consultation with the secured creditor and has fixed the reserve price of the secured asset as mentioned below.

That the secured creditor has decided that the secured asset may be put to sale by holding public auction through E-auction mode.

That this notice of 30 days for sale, at pre-sale stage, 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 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”** after 30 clear days from this notice on **01st October, 2024**.

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 in the form given in Appendix IV-A of Security Interest (Enforcement) Rules, 2002, which is being published in two leading newspapers including one in vernacular language having wide circulation.

That the attention of you the above-named addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

DETAILS OF AUCTION

<u>Description of the Immovable Properties</u>	<u>Reserve Price</u>	<u>Earnest Money Deposit</u>
<p>Item No. I: “All that part and parcel of the property situated at Salem District, Salem West Reg.Dist., Suramangalam Sub Reg.Dist., Salem West Taluk, Alagapuram Village, S.No. 17/2, Punjai Hec.1.78.5 Asst. Rs.4.40. As per the sub-division S.No. 17/2A1A4. the above survey land and other survey lands are converted into house plots and out of those plots one such plot No.8 with an extent of 2137 sq. feet of land is related to this description. The boundaries and measurement for the same are: - East of land belonged to Mariappan and others; West of 25 feet North-South Road; North of Plot No.7 belonged to Balakrishnan; South of Plot No. 15. Within the above boundaries are measuring: - East-West Northern side 61 feet, Southern side 60 feet. North-South Eastern side 30 feet, Western side 41’3 feet. Totaling 2137 sq.feet of land in full and with all pathway rights and easement rights annexed thereto. As per the Town Survey Ward-D, Block-4, T.S.No.7/10 within the limit of Salem Corporation. This property situated in “JAY NAGAR” Layout.</p>	<p>Rs. 73,89,150/-</p>	<p>Rs. 7,38,915/-</p>

<p>Item No. II: A- "Schedule" Salem District, Salem west Reg.Dist., Suramangalam sub Reg.Dist., Salem Taluk, Reddyur Village, S.No.35/2, Punjai Acre 5.67. Asst Rs.8.55. As per the New Sub division S.No.35/2A, Punjai Hector 1.34.0, Asst. Rs.5.16, as per the sub-Division s.No.35/2A1, Punjai Hector 1.30.5, Asst. Rs.5.00 out of this punjai Acre 0.72 cents or 31378 sq. feet of land, as per the Sub-Division, Ward-C, Block-4, T.S.No. 11/2. As per the Sub-division T.S.No.11/14, 11/15 is related to Golden Valley Block-A, Block-B, totally with an extent of 31378 sq. feet of land out of this an extent of 584 ¾ sq. feet of Undivided share is related to this "A"-Schedule property. The boundaries and measurements for the same are:- North of the land belonged to S.No.35/2B1; South of the land belonged to K.Chinappan; East of Cannel in S.No.35/1, 6A; West of the North-South 30 feet Road. Within the above boundaries are measuring:- East-West Northern side 242 ¼ feet; Southern side 217 ¾ feet; North-South Eastern side 135 feet, Western side 136 ½ feet. Totaling 31378 Sq. feet of land out of this an undivided Share of 492 ¼ sq. feet of land is related to this Schedule-A Property.</p> <p style="text-align: center;"><u>"B" SCHEDULE</u></p> <p>Out of the above "A"-Schedule property an Undivided Share of 492 ¼ sq. feet of land is related to this Schedule-B Property.</p> <p style="text-align: center;"><u>"C" SCHEDULE</u></p> <p>Out of the above "A"-Schedule property 31378 sq. feet of land an approved constructed Apartment "Golden Valley" out of this said apartment, the Flat No. B-104, with an extent of 1004 sq. feet super buildup area in the Ground floor, and with all the fittings if the above building and its Door No. B-104, as per Tax asst. New Door No. 101/28 is related to "B"-Schedule property. <u>"D" SCHEDULE</u></p> <p>In the above "Golden Valley" apartment, the Place allotted for Car, Bik, Stairs, Lift, out of this an extent of 1/56 share, along with all rights, in bore well, Water Supply Unit, Diesel Generator, Car parking, Lift, Stairs, Compound wall, Compound wall light, Gate, Motors, Water tanks, Septic Tank, Drainage, Play Ground, Shuttle Cock Court, Ladies Gym, Gents Gym out of this 1/56 common Share and with all pathway rights and easement rights annexed thereto. The above described property situated within the limits of Salem Corporation.</p>	<p style="text-align: right;">Rs. 6,64,998/-</p> <p style="text-align: right;">Rs. 66,49,985/-</p>	
Total	Rs.1,40,39,135/-	Rs. 14,03,913/-

Inspection Date	28.08.2024 to 30.09.2024 on all working days 11.00 Am to 3.00 Pm
Last date of Submission of bid	30.09.2024 before 3 P.m.
Date and time of Auction	01.10.2024 between 11.00 a.m to 1.00 p.m

For Aditya Birla Finance Limited

**Authorized Officer
(9677317779)**