

**"APPENDIX- IV-A"**

[See proviso to 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 read with proviso to Rule 8 (6) read with Rule 9(1) 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 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 on **20.09.2024** will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **29<sup>th</sup> January , 2025** for recovery of **Rs. 74,72,020.41/- (Rupees Seventy-Four Lakh Seventy-Two Thousand Twenty and Forty-One Paise Only)** as on **19.11.2024** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers/Co-Borrowers/Guarantors Namely **M/s. K S ENTERPRISES, Mr. KALAKOTI BOYAJU, Mrs. MANCHALA SAMADHANAM, Mrs. KALAKOTI SWARUPA RANI, Mrs. SARAGRACE KALAKOTI, Mr. MANCHALA SRINU.**

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

<b><u>Description of the immovable property</u></b>	<b>Reserve Price</b>	<b>Earnest Money Deposit (10%)</b>
<b>"All that piece and parcel of the property bearing An extent of 96.8 sq. yards or 81.312 sq. mtrs of site together with RCC building therein built subsequently bearing Demarcation No,209/B3, 209/1C, Door No.5-589, Assessment No.1023015073 situate in Mangalagiri, Mangalagiri Sub-Registry, Guntur District being bounded by:- East: Passage; South: Property of Gaddam Prasad; West: Property of Ravuri Devadas; North: Remaining property of Peripogu Ankamma, Raghu, Dasu, Yacob".</b>	<b>Rs. 53,22,540/-</b>	<b>Rs. 5,32,254 /-</b>

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> also on the website of <https://sarfaesi.auctiontiger.net>

**Date: 27.12.2024**

**for Aditya Birla Finance Limited**

**Place: Vijayawada.**

**Loan Account Numbers: ABFLVJWLAP0000070813,  
ABFLVJWLAP0000095873 & ABFLVJWLAP000000535653.**

**Sd/-Authorized Officer  
(9686701466)**

