



Sale Notice (By Private Treaty

[Proviso to Rule 9(1) of Security Interest (Enforcement) Rules 2002]

Date: 29.08.2024

To,

- 1. Mr. Yakkala Bala Sekhar Babu**
D No. 133-9-2009, Himani Nagar,
2nd Line, Near Sivalayam Nagaralu,
Amaravathi Road, Gorantla,
Guntur, Andhra Pradesh – 522034.(Borrower)
- 2. Mrs. Yakkala Lakshmi Venkata Vasavi**
D No. 133-9-2009, Himani Nagar,
2nd Line, Nagaralu, Near Sivalayam Temple,
Amaravathi Road, Gorantla,
Guntur, Andhra Pradesh – 522034.(Co-borrower)
- 3. M/s. Sri Sai Kirana and Fancy Stores**
D No. 133-9-2009, Himani Nagar,
2nd Line, Nagaralu, Near Sivalayam Temple,
Amaravathi Road, Gorantla,
Andhra Pradesh – 522034.(Co-borrower)
- 4. M/s. Haritha Super Market**
D No. 133-9-2009, Himani Nagar,
2nd Line, Nagaralu, Near Sivalayam Temple,
Amaravathi Road, Gorantla,
Andhra Pradesh – 522034.(Co-borrower)

Dear Sir,

**REF: LOAN ACCOUNT NOS. ABFLVJWLAP0000073564 &
ABFLVJWLAP0000103513.**



SUB: Notice for Sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rules, 2002.

On your failure to repay the dues demanded vide Notices dated 04.05.2021 issued under Section 13(2) with reference to above loan accounts and Notices dated 21.08.2023, 21.11.2023 & 29.12.2023 issued under Rule 8(6), the Authorized Officer had attempted to sell the Immovable assets described in the Schedule thereto through e-auction on 25.09.2023, 08.12.2023 and 17.01.2024 in respect of Immovable property being ‘. **“All piece and parcel of the property to an extent of 50 Sq. yards or 41.80 Sq. mtrs of residential site out of total extent of 300 Sq. yards together with RCC roofed ground, first and second floors residential building therein situate in D.No 262 of Guntur Village, Old Assessment No.62-965, New Assessment No.145995, Present Assessment No.1021145995 at Reddypalem area, 2nd line, Himani Nagar, Amaravathi Road, Guntur city, Guntur Municipal Corporation area, Guntur Sub Registry, Guntur Dist being bounded by:- East : Property of Kunchala Srinivasa Roa, South : Road, West : 15 feet width road, North : Property of Mopidevi Siva devi.”**(hereinafter referred to as (Schedule Property”) by following the process laid down under the SARFAESI Act and Rules made thereunder.

The e-Auction(s) conducted as detailed above including the previous e auction(s) Sale held on 17.01.2024 in respect of the Schedule Property was not successful for want of bidders. Thereafter, a proposed purchaser has shown interest in purchasing the Schedule Property for a price Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand Only) on terms mutually agreeable to ABFL and the proposed purchaser. As the Schedule Property could not be sold through e-auction held earlier, ABFL has decided to sell the Schedule Property to the proposed purchaser at the aforesaid sale price of Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand Only) by executing necessary documents on 17.09.2024 by way of private treaty or inter-se bidding or e-auction in case of more than one bid is received.

If you fail to pay the dues outstanding in your loan account within 15 days from the date of this notice, the Schedule Property shall be sold to the proposed purchaser (s) as per the terms agreed between ABFL and the proposed purchaser(s), without any further notice to you. If the sale proceeds of the Schedule Property is / are insufficient to realize the outstanding dues under the loan account, the legal action initiated /to be initiated against you and others shall continue / follow until full recovery of the outstanding dues. **“All piece and parcel of the property to an extent of 50 Sq. yards or 41.80 Sq. mtrs of residential site out of total extent of 300 Sq. yards together with RCC roofed ground, first and second floors residential building therein situate in D.No 262 of Guntur Village, Old Assessment No.62-965, New**



Aditya Birla Finance Limited

Unit No. 10 & 12, 4th & 6th Floor, The Oval, T. Nagar, Chennai - 600017.

+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000

care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>



**ADITYA BIRLA
CAPITAL**

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603

PROTECTING INVESTING FINANCING ADVISING

Assessment No.145995, Present Assessment No.1021145995 at Reddypalem area, 2nd line, Himani Nagar, Amaravathi Road, Guntur city, Guntur Municipal Corporation area, Guntur Sub Registry, Guntur Dist being bounded by:- East : Property of Kunchala Srinivasa Roa, South : Road, West : 15 feet width road, North : Property of Mopidevi Siva devi.”

Enclosure: Sale Notice

Aditya Birla Finance Limited



Authorized Officer

Aditya Birla Finance Ltd.
(A part of Aditya Birla Capital Ltd.)
Unit #10 & 12, 6th & 4th Floor, Oval Venkat Narayan Road, T Nagar, Chennai - 600 017.
+91 22 4356 7100 | (F) +91 22 4356 72 66 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362 266
CIN: U65990GJ1991PLC064603



PROTECTING INVESTING FINANCING ADVISING



Notice of sale through Private Treaty

Notice of Sale through private treaty of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with to Rule 8 (5) and proviso to Rule 9 (1) 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) and 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, Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" basis by private treaty or inter se bids in case of more than one bid is received, as per the term agreeable to Secured Creditor on **17th September 2024** for recovery of **Rs. 53,78,794.28/- (Rupees Fifty Three lakh Seventy Eight Thousand Seven Hundred Ninety Four and paisa Twenty Eight Only)** as on **28st August 2024** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from (i) Mr. Yakkala Bala Sekhar Babu, (ii). Mrs.Yakkala Lakshmi Venkata Vasavi, (iii). M/s. Sri Sai Kirana and Fancy Stores (iv). M/s.Haritha Super Market.

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

<u>Description of the immovable property</u>	<u>Reserve Price</u>	<u>Earnest Money Deposit 25%</u>
<p>All piece and parcel of the property to an extent of 50 Sq. yards or 41.80 Sq. mtrs of residential site out of total extent of 300 Sq. yards together with RCC roofed ground, first and second floors residential building therein situate in D.No 262 of Guntur Village, Old Assessment No.62-965, New Assessment No.145995, Present Assessment No.1021145995 at Reddypalem area, 2nd line, Himani Nagar, Amaravathi Road, Guntur city, Guntur Municipal Corporation area, Guntur Sub Registry, Guntur Dist being bounded by:-</p> <p>East : Property of Kunchala Srinivasa Roa South : Road West : 15 feet width road North : Property of Mopidevi Siva devi</p>	<p>Rs.15,50,000/-</p>	<p>Rs. 3,87,500/-</p>



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:29.08.2024
Place: Chennai

for Aditya Birla Finance Limited

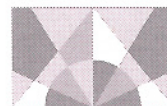


Authorized Officer

Aditya Birla Finance Limited

Unit No. 10 & 12, 4th & 6th Floor, The Oval, T. Nagar, Chennai - 600017.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362 266
CIN: U65990GJ1991PLC064603



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING