

**Aditya Birla
Finance Ltd.**

(A part of Aditya Birla Capital Ltd.)



**ADITYA BIRLA
CAPITAL**

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

The undersigned being the Authorized Officer of Aditya Birla Finance Limited (“ABFL”) has taken the physical possession of the immovable property/Secured Asset being “All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in R.S.No. 1575/5 Part at, Old Door No. 37A, New Door No 52, Kasturiranga Iyengar Road (J J Road), Teynampet, Chennai-600 018, within the Registration District of Chennai Central and Bounded on the- North by- J J Road; South by –Vishranthi Home’s; West by – Mr. Daswani Property; East by – Mr. Gopalan Property; Within this four boundaries East to West on both sides 63.3/4 feet, North to South on Both Sides 83 Feet, totally an extent of 5312 Sq.ft of site together with ground floor and first floor RCC building and all amenities structures thereon with compound walls and usual pathway and easement rights including this sale deed. The above said property is situated at (J.J.Road), Kasturiranga Iyengar Road, within the limits of Teynampet, Mylapore Taluk, Chennai Central. (Joint I Sub registrar) (“Secured Asset”) under Section 14 of the Securitization & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (“SARFAESI Act, 2002”) which stood secured in favor of ABFL towards financial facility availed by the Borrowers/Co-Borrowers/Guarantors namely Vasan Medical Centre (India) Private Limited, Mr. A.M. Arun (Deceased) & Mrs. Meera Arun (hereinafter collectively referred to as “Borrowers”) from ABFL.

The undersigned is enforcing its security interest against the Secured Asset as described hereinabove by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset. The Sale of the said Secured Asset will be effected on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS” and “WHATEVER THEREIS BASIS” on 17.03.2023 for recovery of outstanding amount to the tune of **Rs. 37,38,56,146/- (Rupees Thirty-Seven Crores Thirty-Eight Lakhs Fifty-Six Thousand One Hundred and Forty-Six Only)** due as on 31.12.2022 along with further interest charged thereon due to ABFL from the Borrowers (Note that this outstanding amount does not include TDS Calculation and Pre-Payment Charges, if any and will be added up at the time of final foreclosure). The sale price or reserve price is fixed at **Rs. 19,00,00,000/- (Rupees Nineteen Crore Only)**. The

Immovable Property/Secured Asset shall be sold through Private Treaty to the Purchaser offering the highest price to the Authorized Officer.

The Borrowers and the public in general are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABFL is now under the process of enforcing its security interest by effecting sale of the said Secured Asset by way of private treaty as prescribed under the provisions of Rule 8 (5)(d) read with Rule 8 (8) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 24.03.2023

Place: Chennai

Authorized Officer

(Aditya Birla Finance Limited)

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)

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