



By: RPAD

**Ref: VFSPL/01/NOAS/2022**

**Date: January 27, 2022,**

**TO,**

1. **Mr/Mrs PRITHVIRAJ JP**  
S/o Mr Pushparaj  
No 89, 80 Feet Road, RMV 2<sup>nd</sup> Stage  
Opp M.S Ramaiah Hospital  
Devasandra Bangalore 560094

**Also At**

**Mr/Mrs PRITHVIRAJ J P**  
S/o Mr Pushparaj  
Site No 6, Khatha No 51/16/16/287/6  
Doddabettahalli Village  
Yelahanka Hobli Bangalore North -560064

2. **Mr/Mrs USHA**  
W/o Mr Prithviraj  
No 89, 80 Feet Road, RMV 2<sup>nd</sup> Stage  
Opp M.S Ramaiah Hospital  
Devasandra Bangalore 560094

Dear Sir/ Madam,

**Sub:** Thirty Days' Notice of Sale of Immoveable Secured Assets under Rules 8 (6) and 9(1) of the Security Interest (Enforcement) Rules 2002

**Ref:** Sale of Immoveable mortgaged/charged property Loan Account bearing No. **0060SBML00479**

We, M/s. Vistaar Financial Services Private Limited, Non-Banking Financial Company, incorporated under the Companies Act, 1956 and registered with the Reserve Bank of India and having its registered office at at Plot No.59 & 60-23, 22nd Cross, 29th Main, BTM Layout, 2nd Stage, Bangalore - 560076 hereby state as follows:

1. A Credit facility under Loan A/c. bearing No **0060SBML00479** was availed by you That to secure the aforesaid facility, you had mortgaged the title deeds in respect of the property more specifically described below:



**"SCHEDULE PROPERTY"**

***All that piece and parcel of the immoveable property bearing Site No 6, Doddabettahalli Village, Panchayath Khata No 51/16/16/6 Situated at Doddabettahalli Village Yelahanka Hobli Bangalore North Taluk measuring East to West 40 Feet and North to south 80 Feet and total measuring 3200 Sq Ft and bounded on the East by owner property ; West by Site No 7; North by :Private property; South by : 80 Feet Road***

2. As per the records, you have defaulted in payment of interest and principal installments of the Facility, and your Loan Account was classified Non-Performing Asset.
3. You are further aware that pursuant thereto we had issued a Demand Notice dated: 15-03 -2021 under Section 13(2) whereby Demand was raised for Rs. 25,85,212/- as on 25-02-2021 with further interest and other expenses thereon till the date of payment.
4. However, you did not comply with the aforesaid notice, and consequently we was compelled to take Physical Possession of the aforesaid property vide Possession Notice dated: 26-10-2021
5. You are further aware that we are in Possession of the captioned property and under Section 13 (4) (a) of the said Act read with Rule 8 sub Rule (5) & (6) of Security Interest (Enforcement) Rules, 2002, we are entitled to sell the captioned property by inviting tenders from public or by holding Public Auction or by Private treaty.
6. Now, please take notice that captioned immovable property will be sold by way of public through E-Auction platform provided at the website: <https://sarfaesi.auctiontiger.net> on **07-03-2022** at **11.30 Am** the Reserve price in respect of captioned property shall be **Rs.70,000,00/- (Rupees Seventy Lakh Only)** . You are requested to kindly refer the sale notice which is/getting published in the newspapers of New Indian Express & Kannada Prabha of Bangalore Edition on **27-01-2022**, and requested to visit the website <https://sarfaesi.auctiontiger.net&www.vistaarfinance.com> for further details including Terms & Conditions of E -auction sale and reserve price fixed for sale of the mortgage immovable property.
7. Please treat this as notice under Rule 8 (6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002, where we hereby give you notice of thirty days that the sale of Secured Asset on the terms mentioned above shall be effected on 07-03-2022 at 11.30 AM





8. It may be added that you are entitled to redeem the security by paying the outstanding dues with costs and charges and expenses at any time before the sale is conducted i.e before **07-03-2022** There is an amount of Rs.22,25,462/- (Rupees Twenty Two Lakh Twenty Five Thousand Four Hundred and Sixty Two Only) as on **24-01-2022** with future interest @17% per annum from **25-01-2022** and charges for Loan No. **0060SBML00479** is due and payable against your loan account, which you may please take note of.
  
9. If the Auction fails due to any reasons whatsoever, the Company would at liberty to sell the above mortgaged property/ie through private treaty as per provisions mandated under SARFAESI Act, 2002

Yours Faithfully,

**For** Vistaar Financial Services Private Limited

Authorized Officer

