

## AADHAR HOUSING FINANCE LTD.

**Corporate Office :** 802, Natraj By Rustomjee, Western Express Highway, Sir M.V. Road, Andheri East, Mumbai - 400069, Maharashtra.  
**Visakhapatnam Branch :** Door No.45-75-6/1 and 45-57-6/2, Plot No.22, 3rd Floor, Sri Krishna Arcade, Narsimha Nagar, Akkayapalem, Visakhapatnam, Andhra Pradesh, Pin Code-530024 District - Visakhapatnam.  
**Vizianagaram Branch :** Office No.2, 3rd Floor, PSN Estate, Lower Tank Bund Road, Beside RTC Complex, Vizianagaram - 535001, (AP) District - Vizianagaram



### E - AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of **Visakhapatnam And Vizianagaram Branch** of Aadhar Housing Finance Limited will be sold on “As is where is”, “As is what is”, and “Whatever there is” with no known encumbrances Particulars of which are given below:-

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Nature of possession
1.	Loan Code. 19410000233 Visakhapatnam Branch) Yellarao Palivela (Borrower) Palivela Mangaratnam (Co Borrower)	12-05-2025 ₹ 24,27,834.00	<b>Schedule - A :</b> All that site measuring 32.5 Sq.yards or 27.17sq.mts. being undivided & unspecified share out of the total extent of 325Sq.yards or 271.73 Sq.mts. Plot No.111 approved by VUDAL.P.No.25/84, dt:21-12-84, in the name of "SUBRAHMANYA NAGAR-1" together with Residential Unit Flat No.F-2 on First Floors with a Plinth Area measuring 1080 Sft. including common areas and Balconies and a car parking space of 120sft (10 x 12 sft) of VISHNU NIVAS" Plan approved by GVMC vide 66 B.B.BB1086/4111/B/ZS/DEM/2021, dated 20-09-2021, Covered by Survey No.137/8 & 137/14 of DESAPATRUNIPALEM Village within the limits of Greater Visakhapatnam Municipal Corporation, Visakhapatnam Dist. Registration District of Sub-Registrar of Lankalapalem, the total property boundaries and Measurements by: <b>East by :</b> Plot No.110 65' Feet/19.81 Mtrs, <b>West by :</b> Plot No.112 65' Feet/19.81 Mtrs, <b>North by :</b> Plot No. 106 45' Feet/14.72 Mtrs and <b>South by :</b> Road 45' Feet/13.72 Mtrs. <b>Schedule- B:</b> The undivided and unspecified share of 32.5 sq.yds. owned by the first party together with Flat No.F-2 on First Floor, super built up area of 1080 Sft.( Inclusive of Balconies and proportionate common areas and a car parking space of 120sft(10 x 12 sft) in "VISHNU NIVAS" and bounded by: <b>East By :</b> Open to sky , <b>West by :</b> Open to sky, <b>North by :</b> Open to sky and <b>South by :</b> Common corridor and Flat no.F-1.	₹ 25,27,200.00 (Rupees Twenty Five Lakhs Twenty Seven Thousand Two Hundred Only)	₹ 2,52,720.00 (Rupees Two Lakh Fifty Two Thousand Seven Hundred Twenty Only)	Physical
2.	Loan Code. 24010000182 Vizianagaram Branch) Paparao Nallapilli (Borrower) Late. Padma Nallapilli (Represented Through The Legal heir) (Co Borrower)	12-05-2025 ₹ 24,84,989.00	<b>Schedule A :</b> All that piece and parcel of Vacant Site of Plot No.26B situated at "Ayyappa Nagar" Lay-out, Jammunarayanaapuram Village, Narayanapuram Gramapanchayathi, Vizianagaram Mandal, Vizianagaram Sub Registration Office, Vizianagaram District, comprised in Survey No.164/11, Measurements, Boundaries are as follows: <b>East by :</b> Vacant Site of Plot Nos.22 and 23, <b>West by :</b> Vacant Site of Plot No.32, <b>North by :</b> Vacant Site of Plot No.26A and <b>South by :</b> 30 Feet Wide Lay-Out Road . <b>SCHEDULE B :</b> The Residential Semifinished Level Flat bearing No.302 in Second Floor with the total plinth area of 1050 Sq.Ft (including common areas), Still Floor Carparking 80 Sq.Ft in building in the name and style of "LAKSHMI NIVAS-2" is constructed on the above A.Schedule Total Site is this B.Schedule Property.Bounded on the <b>East by :</b> Open to Sky, <b>West by :</b> Open to Sky, <b>North by :</b> Open to Sky and <b>South by :</b> Corridor & Flat No.301.	₹ 25,20,000.00 (Rupees Twenty Five Lakhs Twenty Thousand Only)	₹ 2,52,000.00 (Rupees Two Lakh Fifty Two Thousand Only)	Physical

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **03-02-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on <https://bankeauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Opening of the Bid/Offer (Auction Date) for Property is **04-02-2026 on https://bankeauctions.com at 3:00 PM to 4:00 PM**.
- AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'.
- The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link <https://bankeauctions.com/registration/> sign up, and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s C 1 INDIA PVT LTD** through the website <https://bankeauctions.com>
- For further details contact Authorised Officer of Aadhar Housing Finance Limited, **Thummuluri Jayendra Bhaskar, Branch (Contact No. 9885511243) OR the service provider M/s C 1 INDIA PVT LTD, Mr. Prabhakaran (Contact No. +91 7418281709), E-mail: tn@c1india.com & support@ bankeauctions.com, Mobile No: +917291981124 /25 /26**. As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.
- For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. [www.aadharhousing.com](http://www.aadharhousing.com).
- The Bid incremental amount for auction is **Rs.10,000/-**.
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Place : Visakhapatnam & Vizianagaram, Date : 31.12.2025

Authorised Officer, Aadhar Housing Finance Limited