

BY COURIER/E-MAIL

Date: 03.09.2025

To,

Manepalli Suguna Kumar (Borrower) 36-92-242/35-1, JAI BHARAT NAGAR KAILASPURAM - 530024 ALSO AT: Manepalli Suguna Kumar FLAT NO/ 303, 2ND FLOOR,,SAI KRISHNA RESIDENCY, D/NO/4-104/3,,PLOT NO/ 6,7 & 8 A P, CHINAMUSHIDIWADA - 531173 E-MAIL: MANEPALLIENTERPRISES@GMAIL.COM	Manepalli Subha Devi (Co-borrower) FLAT NO/ 303, 2ND FLOOR,,SAI KRISHNA RESIDENCY, D/NO/4-104/3,,PLOT NO/ 6,7 & 8 A P, CHINAMUSHIDIWADA - 531173 Manepalli Subha Devi (Co-Borrower) 36-92-242/35-1, JAI BHARAT NAGAR KAILASPURAM - 530024
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SUB.: NOTICE OF SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, IN RELATION TO THE PROPERTY BEING RESIDENTIAL FLAT NO. 303 IN SECOND FLOOR WITH PLINTH AREA OF 1370 SQ.FT. (INCLUDING COMMON AREAS AND BALCONIES) AND CAR PARKING OF 80 SQ.FT. IN STILT FLOOR SAI KRISHNA RESIDENCY DOOR NO: 4 -104/3/9 WITH UNDIVIDED SHARE OF 60.24 SQUARE YARDS OR 50.368 SQ. MTRS. OUT OF TOTAL 540 SQ. YDS. ON PLOT NO. 6, 7 AND 8 A P, SNO. 168/3 LP NO. 3/2001 ASSMT. NO. 100006/67102 SC NO. 002121 SUBHADRA GARDENS LAYOUT CHINAMUSHIDIWADA VILLAGE GVMC VISHAKAPATNAM DIST. ANDHRA PRADESH ("Mortgaged Property").

Re.: Loan Account No. HLN004600163572 AND HLN004600161033 with Assets Care & Reconstruction Enterprise Ltd. acting as a Trustee of ACRE-166-Trust [Earlier with J.C. Flowers Asset Reconstruction Private Limited and Yes Bank Ltd.].

Dear Ma'am/ Sir,

At the very outset, it is stated that the above Loan Account bearing No. **HLN004600163572 AND HLN004600161033** along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 ('**JCF ARC**') Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Account has been further assigned by JCF ARC to and in favour of Assets Care & Reconstruction Enterprise Limited, acting as a **Trustee of ACRE-166-Trust, (ACRE'/ Secured Creditor)** vide Assignment Agreement dated 13-12-2024. Thereby, the Secured Creditor has duly taken over the financial facility

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600
 Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022 68643101



and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement(s) and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property.

The Authorised Officer of the Secured Creditor hereby informs you that the **physical possession** of the Mortgaged Property has been taken by the Secured Creditor and thereby, the proceedings for selling the Mortgaged Property (more particularly described in the Schedule in Appendix IV-A attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

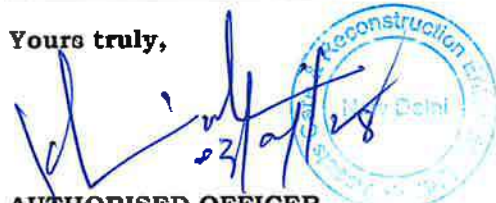
The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of online public auction on **08TH OCTOBER 2025 from 12:30 P.M. to 1:30 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document) strictly on "as is where is", "as is what is" and "whatever there is" basis for recovery of **Rs.47,27,449.10/- (Rupees Forty-Seven Lakh Twenty-Seven Thousand Four Hundred Forty-Nine And Ten Paise Only)** pending towards Loan Account No(s). **HLN004600163572 AND HLN004600161033**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **27.08.2025** along with legal expenses and other charges.

The Reserve Price for the Mortgaged Property will be **Rs.53,00,000/- (Rupees Fifty Three Lakh Only)** and the Earnest Money Deposit ("**EMD**") will be 10% of the Reserve Price i.e. **Rs.5,30,000/- (Rupees Five Lakh Thirty Thousand Only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No.1800-209-2989, Email: Customercare@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organization can be accessed at <https://www.acreindia.in/compliance>

Yours truly,



**AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-166-TRUST**

Attached: Appendix IV-A

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) 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 **Assets Care & Reconstruction Enterprise Ltd.**, acting as **Trustee** of **ACRE-166-Trust** [CIN: **U65993DL2002PLC115769**] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **08TH OCTOBER 2025** from **12:30 P.M. to 1:30 P.M.**, for recovery of **Rs.47,27,449.10/- (Rupees Forty-Seven Lakh Twenty-Seven Thousand Four Hundred Forty-Nine And Ten Paise Only) pending towards Loan Account No(s). HLN004600163572 AND HLN004600161033**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **27.08.2025** along with legal expenses and other charges due to the Secured Creditor from **MANEPALLI SUGUNA KUMAR AND MANEPALLI SUBHA DEVI**.

The above Loan Account bearing No. **HLN004600163572 AND HLN004600161033**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 (**JCF ARC**) Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Accounts have been further assigned by JCF ARC to and in favour of Secured Creditor, acting as a **Trustee of ACRE-166-Trust**, vide Assignment Agreement dated 13-12-2024.

The Reserve Price of the Immovable Property will be **Rs.53,00,000/- (Rupees Fifty Three Lakh Only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.5,30,000/-**



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(Rupees Five Lakh Thirty Thousand Only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT RESIDENTIAL FLAT NO. 303 IN SECOND FLOOR WITH PLINTH AREA OF 1370 SQ.FT. (INCLUDING COMMON AREAS AND BALCONIES) AND CAR PARKING OF 80 SQ.FT. IN STILT FLOOR SAI KRISHNA RESIDENCY DOOR NO: 4 -104/3/9 WITH UNDIVIDED SHARE OF 60.24 SQUARE YARDS OR 50.368 SQ. MTRS. OUT OF TOTAL 540 SQ. YDS. ON PLOT NO. 6, 7 AND 8 A P, SNO. 168/3 LP NO. 3/2001 ASSMT. NO. 100006/67102 SC NO. 002121 SUBHADRA GARDENS LAYOUT CHINAMUSHIDIWADA VILLAGE GVMC VISHAKAPATNAM DIST. ANDHRA PRADESH AND BOUNDED AS FOLLOWS:

NORTH :COMMON CORRIDOR
SOUTH :OPEN SETBACK SPACE
EAST :OPEN SETBACK SPACE
WEST :OPEN SETBACK SPACE

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; Contact No: +91 90166-41848; E-mail id: support@auctionfocus.in
For bidding, log on to www.auctionfocus.in



AUTHORISED OFFICER

Date: 03.09.2025 **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**
Place: ANDHRA PRADESH **TRUSTEE OF ACRE-166-TRUST**

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