

**“APPENDIX- IV-A”**

[See proviso to rule 8 (6)]

**Sale notice for sale of Immovable Property**

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the scheme of amalgamation dated 11.03.2025 duly recorded in the Order passed by the National Company Law Tribunal – Ahmedabad on 24.03.2025, all legal actions under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) including the possession and sale of the mortgage property mentioned in schedule “A” below, stands transferred to Aditya Birla Capital, the amalgamated company effective 1<sup>st</sup> April 2025 Accordingly, this sale notice is being issued by the Authorized Officer of Aditya Birla Capital Ltd”.

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and Rule 9(1) 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 mentioned Immovable Property, mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited (Now referred to as Aditya Birla Capital Limited (ABCL) post-merger with ABCL effective from 1<sup>st</sup> April 2025) will be sold on “As is where is”, “As is what is”, and “Whatever there is” and “Without Any Recourse basis” on **23<sup>rd</sup> May 2025** for recovery of **Rs.11,78,48,329.28/- (Rupees Eleven Crore Seventy Eight Lakh Forty Eight Thousand Three Hundred Twenty Nine and Paise Twenty Eight Only)** as on **07.11.2024**, as detailed in Column (E) against Loan Account Numbers mentioned in Column (B), of Schedule B hereto and further interest and other expenses thereon till the date of realization of dues to the Secured Creditor from **M/s. GPR Textiles Private Limited, M/s. Thiruvethiyar Corporation, Mr. Ramsubburaj P, Mrs. R Saroja, and Mr. R Gokul** as Borrowers/Mortgager/Guarantor.

The reserve price will be **Rs. 17,19,32,462/- (Rupees Seventeen Crore Nineteen Lakhs Thirty-Two Thousand Four Hundred and Sixty Two Only)** and the earnest money will be **Rs. 1,71,93,246.20/- (Rupees One Crore Seventy-One Lakhs Ninety-Three Thousand Two Hundred Forty-Six and Twenty Paise Only).**

**Schedule “A”**

**Description of the Immovable Property:**

**Property owned by Mrs. Saroja.**

**All piece and parcel of the property situated at;**

**Coimbatore Registration District, Madukkarai Sub Registration District, Coimbatore South Taluk, Malumachampatti Village, S.F. No. 330/3 & 303/4 in this punjai acre 1.56 lands within the following boundaries and measurements:**

**North of – 15 cents common pathway**

**East of – S.F.No. 321 land**

**South of - S.F.No. 330/2 land**

**West of - S.F.No. 335 Highways Road**

Admeasuring in this middle punjai acre 1.41 extent of land with using the rights to layout roads common usage and common pathways etc.

This property is situated at within the Malumichampatti Panchayath limits.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor website i.e.

<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> also on the website of <https://sarfaesi.auctiontiger.net>

Date: 12.04.2025

for Aditya Birla Capital Limited

Place: Coimbatore

Loan Account Numbers:

MINACS0232701,80001130, 80002349,  
80001131, 80001176, 80002351, 80002385 &  
MINACS0232801

Authorized Officer  
(8828204208 /9710917596)

**Schedule “B”**

Sr. No.	LAN No.	Name of Borrowers/Mortgager/Guarantor	Loan Amount	Total Outstanding (As on 07.11.2024)
(A)	(B)	(C)	(D)	(E)
1.	MINACS0232701,80001130 & 80002349.	M/s. GPR Textiles Private Limited, Mr. Ramsubburaj P, Mrs. R Saroja, and Mr. R Gokul as Borrowers/Mortgager/Guarantor.	5,13,52,881/-	Rs.4,79,86,781.62/-
2.	80001131, 80001176, 80002351, 80002385, MINACS0232801	M/s. Thiruvethiyar Corporation, Mr. Ramsubburaj P, Mrs. R Saroja, and Mr. R Gokul as Borrowers/Mortgager/Guarantor.	7,33,50,961/-	Rs.6,98,61,547.66/.

**Note: “Earlier Sale Intimation & Sale Notice dated 11.04.2025 and Paper publication dated 11.04.2025 stands withdrawn”**