

**“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 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal – Ahmedabad on 24.03.2025, all legal actions including the possession of the mortgage property mentioned in schedule “A” below, stands transferred to Aditya Birla Capital, the amalgamated company. Accordingly, this 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 **06<sup>th</sup> June 2025** for recovery of **Rs. 20,26,64,944.35/- (Rupees Twenty Crores Twenty-Six Lacs Sixty-Four Thousand Nine Hundred Forty-Four and Paise Thirty Five Only)** as on **03.04.2025**, as detailed in Column (E) against Loan Account Numbers mentioned in Column (B), as detailed in the Schedule B hereto and further interest and other expenses thereon till the date of realization of dues to the Secured Creditor from **M/s. Aria Brew and Dine Private Limited, M/s. Body Sculpt Health Club Private Limited, M/s. Sreenivasa Enterprises, Mr. K R Ravishankar, Ms. Anitha Ravishankar, Mr. Amit Ravishankar Gowda & Mr. Adit R. Gowda** as Borrowers/Mortgager/Guarantor.

The reserve price will be **23,72,00,000/- (Rupees Twenty-Three Crore Seventy-Two Lakh Only)** and the earnest money deposit will be **Rs.2,37,20,000/- (Rupees Two Crore Thirty Seven Lakh Twenty Thousand Only).**

**Schedule "A"**

**Description of the Immovable Property:**

All that piece and parcel of land known as the converted land bearing Survey No. 15/3, BBMP Khata No. 1/458 /15/3, situated at Pillagananahalli, village Uttara Halli, Hobli, Bangalore South Taluk, within the jurisdictional limits of BBMP, duly converted order vide No. ALN SR(S)358/2002-03, dated 24.02.2003, measuring an extent of 1 acre 4 guntas standing in the name of Sri. K R Ravishankar (Noticee No. 4) and bounded:

On or towards the North by: Road

On or towards the South by: Remaining portion of the same property sold to Smt. R. Anitha

On or towards the East by: Property belonging to Smt. Thirumala

On or towards the West by: Road

Together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

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: 17.05.2025**

**for Aditya Birla Capital Limited**

**Place: Bangalore**

**Authorized Officer**

**(9686701466 / 919599108393)**

<b>Sr. No.</b>	<b>LAN No.</b>	<b>Name of Borrowers/Mortgager/Guarantor</b>	<b>Loan Amount</b>	<b>Total Outstanding as on 03.04.2025.</b>
(A)	(B)	(C)	(D)	(E)
1.	80002038, 80003112, HCFBLRTER00001000063, HCFBLRTER00001001167, ABFBLRTER00001003714, ABFBLRTER00001003715, ABFBLRTER00001005285	M/s. Aria Brew and Dine Private Limited ,M/s. Body Sculpt Health Club Private Limited,M/s. Srinivasa Enterprises Through its partnerMr.K.R.Ravishankar and Mr.K.C.Rudregowda, Mr.K.R.Ravishankar , Ms.Anitha Ravishankar, Mr..Amit Ravishankar Gowda and Mr. Adit R Gowda	Rs. 4,00,00,000, Rs. 32,86,056, Rs. 63,00,000, Rs. 63,00,000, Rs. 15,00,000, Rs. 25,00,000, Rs. 33,76,517	Rs. 5,30,02,874.69 /-
2.	80001998, 80003110, HCFBLRTER00001000286, HCFBLRTER00001000995, ABFBLRTER00001003716, ABFBLRTER00001003717 and ABFBLRTER00001005284	M/s. Body Sculpt Health Club Private Limited, M/s. Aria Brew and Dine Private Limited, M/s. Srinivasa Enterprises Through its partner Mr.K.R.Ravishankar and Mr.K.C.Rudregowda, Mr.K.R.Ravishankar ,Ms.Anitha Ravishankar,Mr.Amit Ravishankar Gowda and Mr. Adit R Gowda as Borrowers/Mortgager/Guarantor.	Rs. 5,00,00,000, Rs. 47,91,823.61, Rs. 99,00,000, Rs. 99,00,000, Rs. 15,00,000, Rs. 31,00,000, Rs. 29,96,115.	Rs. 5,36,10,680.31/-
3.	80001954, 80003108, HCFBLRTER00001000062, HCFBLRTER00001001213, ABFBLRTER00001003272, ABFBLRTER00001003721, ABFBLRTER00001003722 and ABFBLRTER00001005286.	M/s. Srinivasa Enterprises Through its partner Mr.K.R.Ravishankar and Mr.K.C.RudregowdaM/s., Body Sculpt Health Club Private Limited, M/s. Aria Brew and Dine Private Limited, Mr.K.R.Ravishankar ,Ms.Anitha Ravishankar, Mr.Amit Ravishankar Gowda and Mr. Adit R Gowda	Rs. 6,50,00,000, Rs. 61,88,841, Rs.1,28,00,000 Rs. 1,28,00,000, Rs.71,00,000, Rs.26,00,000, Rs.44,00,000, Rs.54,33,547	Rs. 9,60,51,389.35/-
			<b>TOTAL</b>	<b>20,26,64,944.35/-</b> *

**Schedule "B"**

\*This amount does not include any taxes, pre-payment charges, legal cost, foreclosure charges or any other applicable dues