

“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 SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property/ies mentioned below, stands transferred to Aditya Birla Capital Ltd, the amalgamated company by virtue of Sec. 230 & 232 of Companies Act, 2013. Accordingly, this notice is being issued by Aditya Birla Capital Limited.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with 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 described immovable properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Aditya Birla Capital Limited, the Secured Creditor on **20.11.2024**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **29th May, 2025** for recovery of **Rs.3,03,30,723.88/- (Rupees Three Crore Three lakh Thirty Thousand Seven Hundred Twenty Three and Paise Eighty Eight Only)** as on **16.04.2025** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers/Guarantors/Mortgagors Namely M/S. CHELSEA TEXTILES PRIVATE LIMITED, Mr. JEYARAGHURAMAN CHOCKAPPAN REDDY and Mrs. HEMALATHA JEYARAGHURAMAN REDDY**

The Reserve Price and the Earnest Money Deposit will be as follows:

<u>Description of the immovable properties</u>	Reserve Price	Earnest Money Deposit (10%)
<u>Flat No. F2, Block No.4.</u> All that Piece and Parcel of land and Proposed Building, Bearing Plot No.4, Comprised in S.No.299/4A, 299/5B, measuring with an extent of 510 Sq.ft., UDS Out of 1755 Sq.ft., together with Flat No. F2, in First Floor, Block No.4, 3 BHK, having a Super builtup area of 1435 Sq.ft., With a Covered Car Parking at Stilt Floor, Project Known as “Grandeur”, Situated at Raghavendra Colony, Vandalur – Kelambakkam Road, Kelambakkam, Sathankuppam Village, Pudupakkam Revenue Village, Vandalur Taluk, Chengalpet District and Bounded on the North By: Land in S.No.299/1B South By: 24 Feet Road. East By: Land in S.No.299/4B West By: Plot No.3 Situated within the Sub -Registration District of Thiruporur and in the Registration District of Chengalpet.	Rs.59,32,562.50/-	Rs.5,93,256.25/-

<p><u>Flat No. S1, Block No.4.</u></p> <p>All that Piece and Parcel of land and Proposed Building, bearing Plot No.4, Comprised in S.No.299/4A, 299/5B, measuring with an extent of 368 Sq.ft., UDS Out of 1755 Sq.ft., together with Flat No. S1, in Second floor, Block No.4, 2 BHK, having a super builtup area of 1072 Sq.ft., With a Covered Car Parking at Stilt Floor, Project Known as "Grandeur", Situated at Raghavendra Colony, Vandalur - Kelamabakkam Road, Kelambakkam, Sathankuppam Village, Pudupakkam Revenue Village, Vandalur Taluk, Chengalpet District and Bounded on the North By: Land in S.No.299/1B South By: 24 Feet Road East By: Land in S.No.299/4B West By: Plot No.3 Situated within the Sub -Registration District of Thiruporur and in the Registration District of Chengalpet</p>	<p>Rs.44,66,950/-</p>	<p>Rs.4,46,695/-</p>
<p><u>Flat No. S2, Block No.4.</u></p> <p>All that Piece and Parcel of land and Proposed Building, Bearing Plot No.4, Comprised in S.No.299/4A, 299/5B, measuring with an extent of 510 Sq.ft., UDS Out of 1755 Sq.ft., together with Flat No. S2, in Second Floor, Block No.4, 3 BHK, having a Super builtup area of 1435 Sq.ft., With a Covered Car Parking at Stilt Floor, Project Known as "Grandeur", Situated at Raghavendra Colony, Vandalur - Kelamabakkam Road, Kelambakkam, Sathankuppam Village, Pudupakkam Revenue Village, Vandalur Taluk, Chengalpet District and Bounded on the North By: Land in S.No.299/1B South By: 24 Feet Road East By: Land in S.No.299/4B West By: Plot No.3 Situated within the Sub -Registration District of Thiruporur and in the Registration District of Chengalpet</p>	<p>Rs.59,32,563/-</p>	<p>Rs.5,93,256.30/-</p>
<p><u>Flat No. F1, Block No.4.</u></p> <p>All that Piece and Parcel of land and Proposed Building, bearing Plot No.4, Comprised in S.No.299/4A, 299/5B, measuring with an extent of 368 Sq.ft., UDS Out of 1755 Sq.ft., together with Flat No. F1, in First Floor, Block No.4, 2 BHK, Having a Super builtup area of 1072 Sq.ft., with a Covered Car Parking at Stilt Floor, Project Known as "Grandeur", Situated at Raghavendra Colony, Vandalur - Kelamabakkam Road, Kelambakkam, Sathankuppam Village, Pudupakkam Revenue Village, Vandalur Taluk, Chengalpet District and Bounded on the North By: Land in S.No.299/1B South By: 24 Feet Road East By: Land in S.No.299/4B West By: Plot No.3 . Situated within the Sub -Registration District of Thiruporur and in the Registration District of Chengalpet</p>	<p>Rs. 44,66,950/-</p>	<p>Rs.4,46,695/-</p>

<p><u>Flat No. S1, Block No.5.</u> All that Piece and Parcel of land and Proposed Building, Bearing Plot No.5, Comprised in S.No.299/4A, 299/5B, measuring with an extent of 367 Sq.ft., UDS Out of 1649 Sq.ft., together with Flat No. S1, in Second Floor, Block No.5, 2 BHK, Having a Super builtup area of 1070 Sq.ft. with a Covered Car Parking at Stilt Floor, Project Known as "Grandeur", Situated at Raghavendra Colony, Vandalur - Kelambakkam Road, Kelambakkam, Sathankuppam Village, Pudupakkam Revenue Village, Vandalur Taluk, Chengalpet District and bounded on the North By: 24 Feet Wide Road South By: Land in S.No.299/7 East By: Land in S.No.299/4B & 299/6 West By: Plot No.6 Measuring East to West on the Northern Side: 19.9 Feet East to West on the Southern Side: 24.6 Feet North to South on the Eastern Side: 68.5 Feet North to South on the Western Side: 56.11 Feet Splay on the North - West: 12.53 feet , Situated within the Sub - Registration District of Thiruporur and in the Registration District of Chengalpet.</p>	Rs.44,58,875/-	Rs.4,45,887.50/-
<p><u>Flat No. S1, Block No.8.</u> All that Piece and Parcel of land and Proposed Building, bearing Plot No.8, Comprised in S.No.299/4A, 299/5B, measuring with an extent of 581 Sq.ft., UDS Out of 2441 Sq.ft., together with Flat No. S1, in Second Floor, Block No.8, 3 BHK, Having a Super builtup area of 1648 Sq.ft., with a Covered Car Parking at Stilt Floor, Project Known as "Grandeur", Situated at Raghavendra Colony, Vandalur - Kelambakkam Road, Kelambakkam, Sathankuppam Village, Pudupakkam Revenue Village, Vandalur Taluk, Chengalpet District and bounded on the North By: land in S.Nos.299/1B & 299/2B South By: Road East By: Plot No.2 West By: Road Situated within the Sub -Registration District of Thiruporur and in the Registration District of Chengalpet</p>	Rs.67,92,550/-	Rs.6,79,255/-

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: 17.04.2025

for Aditya Birla Capital Limited

Place: Chennai.

LAN: ABCHNPOP000000586500

**Sd/- Authorized Officer
(9176697772)**