

“APPENDIX- IV-A”

[See proviso to rule 9(1) Security Interest (Enforcement) Rules, 2002]

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 mentioned in Schedule A below, stands transferred to Aditya Birla Capital Ltd., the amalgamated company.

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) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) i.e **M/S SINGH HOTEL THROUGH ITS PROPRIETOR KOLLI DURGA INDU LATHA, KOLLI DURGA INDU LATHA(W/O SRINIVASA ROA),SRINIVASA RAO KOLLI(S/O SURYANARAYANA KOLLI** having Loan A/c no. **.ABVJWSTS000000614335** that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Capital Limited, the mortgage property will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **25- July - 2025** for recovery as **per Demand Notice U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon all the Borrowers dated 13 -DECEMBER-2024 for RS.95,16,088.52/- (RUPEES NINETY FIVE LAKH SIXTEEN THOUSAND EIGHTY EIGHT AND FIFTY TWO PAISA ONLY)** due as on **10 -DECEMBER-2024** and further interest and other expenses thereon till the date of realization of complete Outstanding amount due to the Secured Creditor from above stated Borrowers/co-Borrowers. The Reserve Price will be **Rs. 1,00,30,000/- (Rupees ONE CRORE AND THIRTY THOUSAND Only)**

<u>Property Address</u>	<u>Reserve Price</u>
<u>AN EXTENT OF 248 SQ. YARDS OR 207.36 SQ.MTS OF RESIDENTIAL SITE TOGETHER WITH RCC ROOFED GROUND AND 1ST FLOOR RESIDENTIAL BUILDING THEREIN WITH ALL RIGHTS OF EASEMENT SITAUTED IN R.S NO'S 417/1 AND 412/1 OF NUZVIDU BEARING PLOT NO. 64 ON L.P NO. 57/1998 BEARING DOOR NO. 23-24/11/2, ASST. NO.1071012314 SITUATED 23RD BLOCK, KOPPULA VELAMAPETA, NUZVIDU, NUZVIDU MUNICIPAL CORPORATION AREA, NUZVIDU MANDAL, NUZVIDU SUB REGISTRAR, KRISHNA DITSRICT (OLD) ELURU.</u> <u>DISTRICT (NEW(, BEING BOUNDED BT:</u> <u>EAST : 30 FT WIDTH OF ROAD</u> <u>SOUTH : PLOT NO. 65</u> <u>WEST : PLOT NO. 56</u> <u>NORTH : PLOT NO.63</u>	<u>Rs. 1,00,30,000/-</u> <u>(Rupees ONE CRORE</u> <u>AND THIRTY</u> <u>THOUSAND Only)</u>

	<u>Rs. 1,00,30,000/-</u> <u>(Rupees ONE CRORE</u> <u>AND THIRTY</u> <u>THOUSAND Only</u>

And the Earnest Money Deposit will be Rs. 10,03,000/- (Rupees TEN LACS AND THREE THOUSAND Only) to be submitted on or before 24-July- 2025.

SCHEDULE A-

Short description of the immovable property:

DESCRIPTION OF IMMOVABLE PROPERTIES IS AS UNDER: -

(FIRST SCHEDULE ABOVE REFERRED TO)

AN EXTENT OF 248 SQ. YARDS OR 207.36 SQ.MTS OF RESIDENTIAL SITE TOGETHER WITH RCC ROOFED GROUND AND 1ST FLOOR RESIDENTIAL BUILDING THEREIN WITH ALL RIGHTS OF EASEMENT SITAUTED IN R.S NO'S 417/1 AND 412/1 OF NUZVIDU BEARING PLOT NO. 64 ON L.P NO. 57/1998 BEARING DOOR NO. 23-24/11/2, ASST. NO.1071012314 SITUATED 23RD BLOCK, KOPPULA VELAMAPETA, NUZVIDU, NUZVIDU MUNICIPAL CORPORATION AREA, NUZVIDU MANDAL, NUZVIDU SUB REGISTRAR, KRISHNA DITSRICT (OLD) ELURU.
DISTRICT (NEW, BEING BOUNDED BT:

EAST : 30 FT WIDTH OF ROAD

SOUTH : PLOT NO. 65

WEST : PLOT NO. 56

NORTH : PLOT NO.63

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e.
<https://abfl.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or
<https://BidDeal.in>

Date: 21.06.2025

Place: MUMBAI

(Authorized Officer)
(Aditya Birla Capital Limited)