

“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 described below, stands transferred to Aditya Birla Capital Ltd., the amalgamated company by virtue of Sec. 230 & 232 of Companies Act, 2013. Accordingly, this auction notice is being published by Aditya Birla Capital Limited (hereinafter referred to as ‘ABCL’).

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) 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 Mortgagor (s) that the below described immovable property mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited (now amalgamated with ABCL), the Secured Creditor on **22.05.2025**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **08th August, 2025** for recovery of **Rs. 3,85,05,415.73/- (Rupees Three Crore Eighty Five Lakh Five Thousand Four Hundred Fifteen and Paise Seventy Three Only)** as on **19.05.2025** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrower/Co-Borrowers/Mortgagors** Namely **M/s. Sri Ushodaya Lorry Transport, a Partnership Firm** through its partners, **Mr. Ponnamala Venkata Ramaraju & Mrs. Ponnamala Vasumathi**.

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

<u>Description of the immovable property</u>	Reserve Price	Earnest Money Deposit (10%)
<p style="text-align: center;"><u>Schedule A</u></p> <p>All that piece and parcel of land located at Yenamalakuduru Village R.S. 116/1, (admeasuring about 1326 Sq.Yds and bounded as follows that is to say Door No. 12-11 and 12-18. East : Some extent of Ponamala Vasumathi, some extent of Velagapudi Sambasiva Vara Prasada Rao and some extent of Tallapaneni Gopala Krishna Murthy South : Property of Katuri Subbamma West : Property of Mokapati Venkata Narayana and others North : Panta Bodhe and some extent of Muppavarapu Negaeswara Rao</p> <p>Property Owner - Mrs. Ponnamala Vasumathi</p>	Rs.4,85,62,800/-	Rs.48,56,280/-

<p style="text-align: center;"><u>Schedule B</u></p> <p>All that piece and parcel of land located at Yenamalakuduru Village R.S. 116/2, (admeasuring about 145 Sq.Yds and bounded as follows that is to say:</p> <p>East : 30ft width Road</p> <p>South : Property of Ponamala Vasumathi</p> <p>West : Property of Basava Suryanarayana and others</p> <p>North : Property of Muppavarapu ravi Prasad</p> <p>Property Owner - Mrs. Ponnamala Vasumathi</p>		
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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: 02.07.2025

Place: Vijayawada

LAN: MINACS0296701 & 80003520

for Aditya Birla Capital Limited

**Sd/-Authorized Officer
(9710917596/ 8828204208)**