

ADITYA BIRLA CAPITAL LTD.

M/s. Aditya Birla Capital Limited

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Office: Aditya Birla Capital Ltd, at No 01/78, Star Avenue, 6th Cross, Victoria Road, Victoria Layout, Bengaluru, Karnataka 560047.

Authorized Officer Mr. Akash N A

Contact: 9686701466 / 919599108393.

Auction Service Provider: M/s E- Procurement Technologies Limited (Auction Tiger) B-704/705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006.

Contact Person: Vivek Kachariya (Mo: 9081830222) & Ram Sharma (Mo: 9978591888)

E Mail: support@auctiontiger.net

E-Auction Sale Notice

[See Rule (7) read with Rule 9 (1) of Security Interest (Enforcement) Rules, 2002]

(Note: - Aditya Birla Finance Limited (ABFL) has merged with Aditya Birla Capital Limited (ABCL) with all its rights and liabilities, which has come in to effect from 1st April 2025.)

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 including the possession of the mortgage property mentioned 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”.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Capital Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)** for the recovery of amount due from borrower(s), Co-Borrower(s), Guarantor(s), Mortgagor(s) offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the Physical Possession, on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’, Particulars of which are given below:-

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notices Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding (As on 03.04.2025)
1. M/s. Aria Brew and Dine Private Limited, 2. M/s. Body Sculpt Health Club Private Limited, 3. M/s. Sreenivasa Enterprises, Mr. K R Ravishankar, Ms. Anitha	09.09.2024. Rs. 4,82,72,362.35 /- (Rupees Four Crores Eighty-Two Lacs Seventy-Two Thousand Three-	Exclusive first charge on 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	Rs 23,72,00,000/- (Rupees Twenty-Three Crore Seventy-Two Lakh Only)	Rs. 2,37,20,000/- (Rupees Two Crore Thirty Seven Lakh Twenty Thousand Only).	Rs. 20,26,64,944. 35/-

Ravishankar, Ms. Anitha Ravishankar, Mr. Amit Ravishankar Gowda, , Mr. Adit R. Gowda and	Hundred Sixty-Two and Paise Thirty-Five Only), Rs. 4,89,04,073.64 /- (Rupees Four Crores Eight-Nine Lacs Four Thousand Seventy-Three and Paise Sixty - Four Only) and Rs. 8,76,64,879.69 /- (Rupees Eight Crores Seventy-Six Lacs Sixty-Four Thousand Eight Hundred Seventy Nine and Paise Sixty-Nine Only),	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 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.		Incremental Value Rs.25,00,000/-or such other amount depending upon facts and marketability of secured asset)	
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*This amount does not include any taxes, pre-payment charges, legal cost, foreclosure charges or any other applicable dues

The Terms and Conditions of the E-Auction are as under:

1. E-Auction for the aforesaid secured asset/s is being held on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS”, and “WHATEVER IS THERE IS BASIS” and will be conducted “Online”. The Auction will be conducted through the ABCL approved online auction service provider “**Auction Tiger**”.
2. Date of E-Auction for the above secured asset is **01.07.2025** at the web portal <https://sarfaesi.auctiontiger.net> from **11:00 AM to 2:00 PM** with unlimited extensions of **5 Minutes each**. All interested participants of this E-Auction shall need to fill Bids/Tender Forms and submit the same along with EMD of 10% of above Reserve Price on or before the last date. All participants/bidders are required to submit their bids online on the web portal of online auction service provider “**Auction Tiger**” and the highest bidder shall be declared as Successful Bidder in whose favour Sale of aforesaid secured asset would take place. **Bids submitted in any other format /incomplete bids are liable to be rejected.**
3. Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
4. Date of Inspection of the Immovable Property is from **11.06.2025 to 30.06.2025** between **11.00 AM to 03.00 PM**. With prior intimation to the authorized officer.
5. **Last Date of Submission of Bids/Tender Forms along with aforementioned EMD** in the prescribed tender/bid forms and KYC is **30.06.2025 up to 07:00 PM** at the Branch Office address mentioned herein above. Bid Forms that are not filled up or EMDs received beyond last date will be considered as invalid and shall accordingly be rejected. No interest shall be paid on the EMD. This EMD shall be forfeited by Secured Creditor/ABCL if the successful bidder of this E-Auction, is either, not able to pay 25% of the sale price/bid price (inclusive of EMD) immediately upon acceptance of offer/bids or a day thereafter in terms of Rule 9(3) of SARFAESI Rules, 2002, or wishes to withdraw from Auction post declaration of him as Successful Bidder. The EMDs of unsuccessful bidders shall be returned.
6. The Balance 75% of the sale price/bid price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution/ ADITYA BIRLA CAPITAL LTD (ABCL) or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the ABCL shall forfeit amounts already paid/deposited by the Purchaser/Bidder. Please refer Rule 9(3), 9(4) & 9(5) of SARFAESI Rules 2002 for more details with regards to Time of payment of Sale Price and related timelines.
7. The bidder hereby agrees that once he/she has formally registered a qualified Bid before the Authorized Officer, he/she will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider. Bid Forms shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number

(mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail ID stated above.

8. The bidders shall hold a valid e-mail ID as all the relevant information from the Secured Creditor/the Service Provider “**Auction Tiger**” may be conveyed through email only.
9. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. It is hereby made clear that the above outstanding amount is exclusive of TDS Pre-Payment Charges, legal cost, foreclosure charges, which may be added up at the time of closure of loan.
10. The notice is hereby given to the Borrower/s, Mortgager and Guarantor/s that they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of terms and conditions of sale.
11. **The Borrower(s)/Co-Borrower(s)/Guarantor(s) have been given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette of India notification dated 03/11/2016)** to pay the outstanding amount mentioned above due as on today, before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrowers pay the amount due to Aditya Birla Capital Ltd, in full before the date of sale, auction is liable to be stopped.
12. The detailed terms and conditions of the auction sale are uploaded in the ABCL website and the prescribed tender/Bid forms are available at the above mentioned Branch office from 11.06.2025 onwards. Bidders are also advised to visit the Auction Tiger website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
13. The property/secured asset will not be sold below the Reserve Price set by the Authorised Officer. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
14. Prospective intending bidders may contact the Service Provider “**Auction Tiger**” on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure, etc.

15. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The Authorized Officer reserves the absolute discretion to allow inter se bidding with Bid increment amount of 25 Lakhs. The Property as mentioned will not be sold below Reserve Price.
16. The Tenderer(s) / Offeror(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned secured asset before submitting the tenders. The Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The property is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
17. The sale is subject to confirmation by the Financial Institution. If the Borrowers pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
18. The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
19. **Aditya Birla Capital Ltd is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property i.e. “ All piece and parcel 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 ,,,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. shall be auctioned on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’ at one lot having a consolidated Reserve Price as mentioned above.**
20. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
21. The Demand Draft should be made in favour of ‘Aditya Birla Capital Limited’ **and RTGS details are mentioned below:-**

Beneficiary Name	Aditya Birla Capital Limited
Account No	00600350114763
Name of the Bank & Branch	HDFC Bank, Fort, Mumbai

IFSC Code	HDFC0000060
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22. On compliance of terms of sale, AO shall issue 'Sale Certificate' in favour of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS etc. shall be borne by the purchaser.
23. Wherever applicable, it is the responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above or such other applicable tax and deposit the same with appropriate authority u/s 194 IA of Income Tax Act.
24. The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

For further details, contact the Authorized Officer, at the above-mentioned Office address.

Place: Bangalore
Date: 11.06.2025.

For ADITYA BIRLA CAPITAL LIMITED

S/d- Authorised Officer