

“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 including its sale process, 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 Guarantor (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 **28.01.2025**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **20th June, 2025** for recovery of **Rs.11,78,48,329.28/- (Rupees Eleven Crore Seventy Eight Lakh Forty Eight Thousand Three Hundred Twenty Nine and Paise Twenty Eight Only)** as on **07.11.2024** as detailed in Column (E) against Loan Account Numbers mentioned in Column (B), of Schedule B hereto 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. GPR Textiles Private Limited, M/s. Thiruvethiyar Corporation, Mr. Ramsubburaj P, Mrs. R Saroja, and Mr. R Gokul**

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%)
<u>Property owned by Mrs. Saroja.</u> All piece and parcel of the property situated at; Coimbatore Registration District, Madukkarai Sub Registration District, Coimbatore South Taluk, Malumachampatti Village, S.F. No. 330/3 & 303/4 in this punjai acre 1.56 lands within the following boundaries and measurements: North of – 15 cents common pathway East of – S.F.No. 321 land South of - S.F.No. 330/2 land West of - S.F.No. 335 Highways Road	Rs. 15,47,39,216/- (Rupees Fifteen Crore Forty- Seven Lakhs Thirty-Nine Thousand Two Hundred Sixteen Only)	Rs. 1,54,73,921.60/- (Rupees One Crore Fifty-Four Lakhs Seventy- Three Thousand Nine Hundred Twenty-One and Sixty Paise Only).

<p>Admeasuring in this middle punjai acre 1.41 extent of land with using the rights to layout roads common usage and common pathways etc.</p> <p>This property is situated at within the Malumichampatti Panchayath limits.</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> and also on the website of <https://sarfaesi.auctiontiger.net>

Date: 27.05.2025

for Aditya Birla Capital Limited

Place: Coimbatore

**LAN: MINACS0232701,80001130, 80002349,
80001131, 80001176, 80002351, 80002385 &
MINACS0232801**

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

Schedule “B”

Sr. No.	LAN No.	Name of Borrowers/Mortgager/Guarantor	Loan Amount	Total Outstanding As on 07.04.2025
(A)	(B)	(C)	(D)	(E)
1.	MINACS0232701,80001130 & 80002349.	M/s. GPR Textiles Private Limited, Mr. Ramsubburaj P, Mrs. R Saroja, and Mr. R Gokul as Borrowers/Mortgager/Guarantor.	5,13,52,881/-	Rs.4,79,86,781.62/-
2.	80001131, 80001176, 80002351, 80002385, MINACS0232801	M/s. Thiruvethiyar Corporation, Mr. Ramsubburaj P, Mrs. R Saroja, and Mr. R Gokul as Borrowers/Mortgager/ Guarantor.	7,33,50,961/-	Rs.6,98,61,547.66/.