

“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) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. That the Hon’ble High Court at Bombay in Interim Application No. 9864 of 2022 in First Appeal No. 335 of 2022 filed by the Aditya Birla Finance Limited (now amalgamated with ABCL), the Secured Creditor, vide its Order dated 11th January 2023 has permitted Secured Creditor to sell the below mentioned Immovable Property more particularly described in Schedule A hereto.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below mentioned Immovable Property, mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited (now amalgamated with ABCL), will be sold on “As is where is”, “As is what is”, and “Whatever there is” and “Without Any Recourse basis” on **23rd July 2025** for recovery of Rs. 1,04,29,75,493.63/- (Rupees One Hundred Four Crore Twenty Nine Lakh Seventy Five Thousand Four Hundred Ninety Three and Paise Sixty Three Only) as on 30.06.2025, as detailed in Column (E) against Loan Account Numbers mentioned in Column (B), as detailed in the Schedule B hereto and further interest and other expenses thereon till the date of realization of dues to the Secured Creditor from - (i) M/s. Nathella Sampathu Chetty and Co., M/s. Nathella Sulochanamma Charitable Trust, M/s. Nathella Sampath Jewelry Private Ltd., M/s. Paramartha Bhodhanam Sri Nathella Sampathu Chetty Charities (Borrowers) (ii) Mr. Nathella Ranganatha Gupta, Mr. Nathella Prapanna Kumar, Mr. Nathella Prasanna Kumar, Mrs. Nathella Radhika and Mrs. Nathella Lakshmi Priya (Guarantors).

The reserve price will be Rs. 4,30,00,000/- (Rupees Four Crore Thirty Lakh Only) and the earnest money will be Rs. 43,00,000 /- (Rupees Forty-Three Lakh Only).

Schedule “A”

Description of the Immovable Property:

All that piece and parcel of the land being school site measuring 1 Acre and 8 cents, (43.5 Ares) or 47,088 sq. ft., situate in approved layout under LPDM / DTCP No. 31 / 70, 3 / 71, and 4 / 71, comprised in Survey No. 255/1, as per patta no. 1539, New Survey No. 255/37, situate at No. 111, Varadharajapuram village, Sriperumbudur Taluk, Kancheepuram district and bounded on the

North by: 30 Feet Road (Thasildar Subramaniam Road)

South by: 30 Feet Road (Dy Collector Chellaiah Road)

East by: 30 Feet Road (T. Srinivasan I.A.S. Road)

West by: Plot Nos. 1555, 1563, 23 Feet Road, Plot Nos. 1454, 1570

Situated within the Sub-Registration District of Padappai, the property is within the limits of the Varadharajapuram Panchayat and Kundrathur Padappai Panchayat Union Limit.

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

for Aditya Birla Capital Limited

Place Chennai

Loan Account Numbers:

1. 0000080000389
2. 0162101

**Authorized Officer
(9710917596/ 9599108393)**

Schedule “B”

Sr. No.	LAN No.	Name of Borrower / Guarantor	Loan Amount	Total Outstanding as 30.06.2025
(A)	(B)	(C)	(D)	(E)
1.	0000080000389	(i) M/s. Nathella Sampathu Chetty and Co., M/s. Nathella Sulochanamma Charitable Trust, M/s. Nathella Sampath Jewelry Private Ltd., M/s. Paramartha Bhoodhanam Sri Nathella Sampathu Chetty Charities (Borrowers) (ii) Mr. Nathella Ranganatha Gupta, Mr. Nathella Prapanna Kumar, Mr. Nathella Prasanna Kumar, Mrs. Nathella Radhika and Mrs. Nathella Lakshmi Priya (Guarantors).	40,00,00,000/-	93,64,83,836/-
2.	0162101	(i) M/s. Nathella Sampathu Chetty and Co., M/s. Nathella Sulochanamma Charitable Trust, M/s. Nathella Sampath Jewelry Private Ltd., M/s. Paramartha Bhoodhanam Sri Nathella Sampathu Chetty Charities (Borrowers) (ii) Mr. Nathella Ranganatha Gupta, Mr. Nathella Prapanna Kumar, Mr. Nathella Prasanna Kumar, Mrs. Nathella Radhika and Mrs. Nathella Lakshmi Priya (Guarantors).	5,00,00,000/-	10,64,91,657.63

*This amount does not include any taxes, pre-payment charges, legal cost, foreclosure charges or any other applicable dues.