

“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 **24.02.2025**, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **11th July, 2025** for recovery of **Rs. 17,00,00,208.60/- (Rupees Seventeen Crore Two Hundred Eight and Paise Sixty Only)** as on **28.02.2025** 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. Srinivasa Garment Private Limited (SGPL), Mr. B Sriramulu and Mrs. R Jeevan Latha**.

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%)
Immovable Property (Owned by Mr. B. Sriramulu vide Sale Deed 2429/1995, Sale Deed 2430/1995 & Sale Deed 2725/2015) In Coimbatore registration District and Peelamedu sub registration District, Coimbatore Taluk No.53 Sowripalayam Village, Survey Nos.101/1 acre 2.93 and 100/1 acres 0.11 total an extent of 3.04 acres in Raja Nagar, In Item. A as per Sale Deed No.2429/1995. In Coimbatore Registration District and Peelamedu sub registration District, Coimbatore Taluk, No.53, Sowripalayam Village:					Rs.27,19,43,055 /-	Rs.2,71,94,305.50 /-
Survey No	Extent Ac. Cents	Tharam P.	Rs.	Classification		
101/1	2.93		4.95	Dry / Garden		
100/1	0.11		0.30	Dry / Garden		
In this 1.00 acre on the Southern side as per plan attached						

Bounded by: The North South Sowripalayam Road, on the East; The Lands of Sujini Mills on the North; The other lands of G. Rukumaniammal & other's in survey No.102/1 etc on the West; Remaining lands of the seller on the South; <u>In Item. B as per sale Deed No.2430/1995.</u> In Coimbatore Registration District and Peelamedu Sub Registration District, Coimbatore Taluk, No.53, Sowripalayam Village:					
Survey No	Extent Cents	Ac.	Tharam Rs.P.	Classification	
101/1	2.93		4.95	Dry / Garden	
100/1	0.11		0.30	Dry / Garden	
In this 0.51 ½ acres as per plan attached Bounded by: Vendor land on the East; Purchaser's land on the North; Mr B Srihari's land on the South; Mrs G Rukumaniammal and other's land on the West. <u>In Item. C as per sale Deed No.2725/2015.</u> In Coimbatore Registration District, Peelamedu Sub Registration District, Coimbatore Taluk No.53, Sowripalayam Village, Raja Nagar, Coimbatore					
Survey No	Extent Cents	Ac.	Tharam	Classification	
101/1	2.93		4.95	Dry / Garden	
100/1	0.11		0.30	Dry / Garden	
In this 1 Cent, Bounded By Vendors land on the east Purchaser's land on the North Mr. B. Srihari's land on the South Mrs. G. Rukumaniammal and other's land on west. <u>Totally admeasuring 1.52 ½ acres land.</u>					

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: 23.06.2025

Place: Coimbatore

**LAN: 80000533, 80001001, 80002237,
80002243 & 80003789**

for Aditya Birla Capital Limited

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