TAMILNAD MERCANTILE BANK LTD

TMB Tamilnad Mercantile Bank Ltd — Be a step ahead in life

(Regd.office at 57, V.E.Road, Thoothukudi)

PALLIKARANAI BRANCH

D.No.218, First Floor, Velacherry Main Road, Pallikaranai, Chennai - 600 100

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrower Mr.S.Senthilkumar** S/o.Mr.A.R.Sambantham, **Prop.M/s. Shree Sai Catering Services,** No.36, F3, BK Apartments, North Park Street, Venkatapuram, Ambattur, Chennai - 600 053 || S.N Apartments, Flat No.H-2, Ground Floor, Desa Pillai Street, Oragadam, Ambattur, Chennai - 600 053 and **Guarantor Mrs.S.Saritha Shree,** W/o.Mr.S.Senthil Kumar, No.36, F3, BK Apartments, North Park Street, Venkatapuram, Ambattur, Chennai - 600 053 || S.N Apartments, Flat No H-2, Ground Floor, Desa Pillai Street, Oragadam, Ambattur, Chennai - 600 053 that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, for Pallikaranai Branch will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **03.05.2024** for recovery of **Rs.31,72,624.08 (Rupees Thirty One Lakh Seventy Two Thousand Six Hundred and Twenty Four and Paise Eight Only)** as on **29.02.2024** due to the Tamilnad Mercantile Bank Limited, Pallikaranai Branch.

The Reserve Price will be Rs.29,00,000/- (Rupees Twenty Nine Lakh Only) and The Earnest Money Deposit will be Rs.2,90,000/- (Rupees Two Lakh Ninety Thousand Only)

Place of Submission of EMD and Auction	TAMILNAD MERCANTILE BANK LTD., Ambattur Branch No.8/7, Red Hills Road, Ambattur, Chennai - 600 053.
Date and Time of Auction Sale	03.05.2024 at 12.00 PM
Upset Price	Rs.29,00,000/- (Rupees Twenty Nine Lakh Only)

Description of the Property : Land to the extent of UDS 488 Sq.ft out of total extent 2242 Sq.ft in S.No.118/2 & sub division S.No (as per patta No.2693) 118/2A1A1A1A1A3 & Block No.23, Plot No.3 and 4, with Residential Flat admeasuring of 770 Sq.ft in S.N.Apartments, Flat No.H-2, Ground Floor, Desa Pillai Street, Oragadam, Ambattur, Chennai-600053 within the Registration District of Chennai North & Sub Registration District of Ambattur standing in the name Mr.S.Senthil Kumar. Boundaries : North by : Mr.Narayanasamy Pillai and Krista Pillai Land, South by : 20ft Wide Desa Pillai Street, East by : Mr.D.Ramachandran Land, West by : Plot No.2 Part. **(GPS : 13.132872, 80.155003)**

Terms & Conditions

1. The intending bidders should submit Bid Form and as Earnest Money Deposit (EMD) by means of Demand Draft in favor of "**Tamilnad Mercantile Bank Ltd**" on or before **03.05.2024 within 11.30 AM.** (The drawer of the Demand Draft should be the intending bidders).
2. The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager to inspect the property /documents related to the property between 10.00 A.M., and 6.00 P.M., before the auction date **(Phone No.98655 10888, 99766 34444)**
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) on the same day or the next working day without fail and EMD shall be adjusted towards 25% of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of 25% of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again by public auction .
4. The successful bidder shall deposit the balance 75% of the bid amount within 15 days of the sale confirmation or such extended period as agreed upon in writing by the Authorized Officer/Secured Creditor at his discretion. In case of any default in depositing the amount within the stipulated period, the deposit will be forfeited as per sub Rule (5) of Rule (9) of Security Interest (Enforcement) Rules 2002 and the property shall be resold and the defaulting purchaser will forfeit all his/her claims to the property or to any part of the sum for which it may be subsequently sold.
5. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance. The Authorized Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property/ies under sale.
7. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
8. The Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorised Officer also has the right to reject the Bid Form of the intending bidder if it's not in order.
9. The property/properties will not be sold below the reserve price fixed above.
10. The intending bidders should bring any one of the proof of identity, ie., Aadhar card Passport, Driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.
11. The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear the stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.
12. The sale notice is also uploaded/published on website **(www.tmb.in)**

Place : Chennai
Date : 20.03.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd (For Pallikarani Branch)
(Cell: 98655 10888 / 99766 34444)

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98,Udyog Vihar, Phase-IV,Gurgaon-122015.(Haryana) and **Branch Office at:- 3rd floor, No. 41, 1st Main Road, CIT Nagar, Chennai - 600 032** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com

Borrower(s) / Co-Borrower (s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Saravanan K 2. Mrs. Sankari Saravanan **(Prospect No. 839013)**	**22-Aug-2022 & Rs.19,34,252/-** (Rupees Nineteen Lakh Thirty Four Thousand Two Hundred Fifty Two Only) **Bid Increase Amount Rs.20,000/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Plot No 145 admeasuring 600 Sq. Ft., Indira's New Town, Survey No. 93/15, Vattambakkam, Village Sriperumbudur, Chennai, Tamil Nadu, India-602105 **(Built Up Area ad Measuring 480 Sq. Ft.)**	**12-Mar-2024** **Total Outstanding as On Date 05-Mar -2024 Rs. 29,19,572/-** (Rupees Twenty Nine Lakh Nineteen Thousand Five Hundred Seventy Two Only)	**Rs. 5,00,000/-** (Rupees Five Lakh Only) **Earnest Money Deposit (EMD) Rs. 50,000/-** (Rupees Fifty Thousand Only)
1. Mr. Lakshman Subbulakshmiprabhakaran 2. Mrs. Meena Lakshman **(Prospect No IL10004973)**	**18-Feb-2020 & Rs.13,90,186/-** (Rupees Thirteen Lakh Ninety Thousand One Hundred Eighty Six Only) **Bid Increase Amount Rs.25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Flat No. C-312, "Vijay Raja's Ideal Homes", admeasuring 785 Sq. Ft, Koodapakkam Village, Ponamalle Taluk, Thiruvallur District, Chennai, Tamil Nadu.	**Symobolic Possession 17-Jul-2020** **Total Outstanding as on Date 05-Mar-2024 Rs.18,96,566/-** (Rupees Eighteen Lakh Ninety Six Thousand Five Hundred Sixty Six Only)	**Rs. 11,47,000/-** (Rupees Eleven Lakh Forty Seven Thousand Only) **Earnest Money Deposit (EMD) Rs.1,14,700/-** (Rupees One Lakh Fourteen Thousand Seven Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
12-Apr-2024 1100 hrs -1400 hrs	15-Apr-2024 till 5 pm.	18-Apr-2024 1100 hrs-1300 hrs.

Mode Of Payment:- EMD payments are to be made vide online mode only. To make payments you have to visit https://www. iiflonehome.com and pay through link available for the property/ Secured Asset only.
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.
For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:- SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www. iiflonehome.com** well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. Bidders are advised to go through the website https: //www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
6. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- auction.hl@iifl.com, Support Helpline Numbers: @ 1800 2672 499**
7. **For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- auction.hl@iifl.com**
8. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
9. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place:- Chennai , Date: 30-March-2024 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

TAMILNAD MERCANTILE BANK LTD

TMB Tamilnad Mercantile Bank Ltd — Be a step ahead in life

(Regd.office at 57, V.E.Road, Thoothukudi)

MYLAPORE BRANCH

Door No. 83/41, Kotapati Enclave, Kutchery Road, Mylapore, Chennai - 600 004

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) and 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) Mr.R.Manovathanapal,** S/o.Mr.K.Ramachandran, **Prop: Jesuva E Ventures,** D.No.19/1074, Jeevan Bheema Nagar, Anna Nagar, West Extension, Chennai - 600 040 and **Guarantor(s) Mrs.M.Sujie,** W/o.Mr.Manovathanapal, D.No.19/1074, Jeevan Bheema Nagar, Anna Nagar, West Extension, Chennai - 600 040, that the below described immovable property mortgaged / charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Mylapore Branch will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **26.04.2024** for recovery of **Rs.55,25,243.28 (Rupees Fifty Five Lakh Twenty Five Thousand Two Hundred and Forty Three and Paise Twenty Eight Only)** as on **29.02.2024** due to the Tamilnad Mercantile Bank Limited, Mylapore Branch with subsequent interest and expenses.

Place of Submission of EMD and Auction	TAMILNAD MERCANTILE BANK LTD., Arakonam Branch, TRS Towers, 112, Sholingur Road, Stuartpet, Arakonam -631 001. Vellore District.
Date and Time of Auction Sale	26.04.2024 at 3.00 PM
Upset Price	Item No.1 - Rs.11,11,000/- Item No.2 - Rs.7,78,000/- Item No.3 - Rs. 9,13,000/-
EMD Price	Item No.1 - Rs.1,12,000/- Item No.2 - Rs. 78,000/- Item No.3 - Rs. 92,000/-

Description of the Property : Item No.1: All that piece and parcel of Plot No.42, 42 pt to an extent of 1485 Sq.ft which come under Punja Survey No.291/6, 13, 292/3, 4, 5, 8, Thiruthanigai Nagar, Thiruvallur District. comprised in Village Survey Nos.291/3, 291/4, 291/5, 291/6, 291/7, 291/8, 291/9, 291/10, 291/11, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/3, 292/4, 292/5, 292/6, 292/7, 292/8, 292/9, 292/25, 293/1, 293/2 & 293/3 Thiruttani Village, Tiruttani Taluk, Thiruvallur District situated within the Sub-Registration District of Tiruttani & Registration District of Kancheepuram standing in the name of Mr.R.Manovathanapal. **Boundaries of Plot No.42 (Southern Part) in S.Nos.291/13, 292/3, 4 & 5:** North by : Part of Plot No.42, South by : 23 ft Road, East by : Plot No.43, West by : Plot No.41, (Total area = 1400 Sq.ft), **Boundaries of Plot No.42 pt (Northern Part) in S.Nos.291/13:** North by : 23ft Road, South by : Part of Plot No.42, East by : Vacant Land, West by : Plot No.41, (Total area = 85 Sq.ft). **Item No.2:** All that piece and parcel of Plot No.73 to an extent of 1040 Sq.ft, which come under Punja Survey Nos. 291/6, 13, 292/3, 4, 5, 8, Thiruthanigai Nagar, Thiruvallur District, comprised in Village Survey Nos.291/3, 291/4, 291/5, 291/6, 291/7, 291/8, 291/9, 291/10, 291/11, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/3, 292/4, 292/5, 292/6, 292/7, 292/8, 292/9, 292/25, 293/1, 293/2 & 293/3 Thiruttani Village, Tiruttani Taluk, Thiruvallur District situated within the Sub-Registration District of Tiruttani & Registration District of Kancheepuram standing in the name of Mr.R.Manovathanapal. **Boundaries (S.Nos.292/8):** North by : Plot Nos.46 & 47, South by : 23ft Road, East by : Plot No.74, West by : Plot No.72, **Item No.3:** All that piece and parcel of Plot Nos.153, to an extent of 1220 Sq.ft which come under Punja Survey Nos. 291/6, 13, 292/3, 4, 5, 8, Thiruthanigai Nagar, Thiruvallur District comprised in Village Survey Nos.291/3, 291/4, 291/5, 291/6, 291/7, 291/8, 291/9, 291/10, 291/11, 291/12, 291/13, 291/14, 291/15, 291/16, 291/17, 291/18, 291/19, 292/3, 292/4, 292/5, 292/6, 292/7, 292/8, 292/9, 292/25, 293/1, 293/2 & 293/3 Thiruttani Village, Tiruttani Taluk, Thiruvallur District situated within the Sub-Registration District of Tiruttani & Registration District of Kancheepuram standing in the name of Mr.R.Manovathanapal. **Boundaries (S.Nos.291/6):** North by : Plot No.146, South by : 23ft Road, East by : Plot No.152, West by : Park. **(GPS : 13.165077,79.610301)**

Terms & Conditions

1. The intending bidders should submit Bid Form and as Earnest Money Deposit (EMD) by means of Demand Draft in favor of **"Tamilnad Mercantile Bank Ltd" on or before 26.04.2024 within 2.30 PM.** (The drawer of the Demand Draft should be the intending bidders).
2. The intending bidders may inspect and satisfy themselves about the property/properties and may approach the Branch Manager to inspect the property /documents related to the property between 10.00 A.M., and 4.00 P.M., on all working days before the auction date **(Phone No.89739 10888, 99766 34444)**
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) on the same day or the next working day without fail and EMD shall be adjusted towards 25% of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of 25% of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again by public auction .
4. No interest shall be payable on any amount deposited for participation in the bid under the SARFAESI Act.
5. The successful bidder shall deposit the balance 75% of the bid amount within 15 days of the sale confirmation or such extended period as agreed upon in writing by the Authorized Officer/Secured Creditor at his discretion. In case of any default in depositing the amount within the stipulated period, the deposit will be forfeited as per sub Rule (5) of Rule (9) of Security Interest (Enforcement) Rules 2002 and the property shall be resold and the defaulting purchaser will forfeit all his/her claims to the property or to any part of the sum for which it may be subsequently sold.
6. To the best of knowledge and information of the Authorized Officer, the properties are not subject to any encumbrance. The Authorized Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property/ies under sale.
7. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
8. The Authorized Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorised Officer also has the right to reject the Bid Form of the intending bidder if it's not in order.
9. The property/properties will not be sold below the reserve price fixed above.
10. The intending bidders should bring any one of the proof of identity, ie., Aadhar card Passport, Driving license, Ration Card, Voter ID, PAN Card etc., at the time of participating the bid.
11. The sale certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the sale certificate.
12. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax Act, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Bank. (Rs.50.00 Lacs and above property)
13. The sale notice is also uploaded/published on website **(www.tmb.in)**

Place : Chennai
Date : 20.03.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd (For Mylapore Branch)
(Cell: 89739 10888, 99766 34444)

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WITHOUT HARD WORK, NOTHING GROWS BUT WEEDS
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Varthana Finance Private Limited

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(Formerly known as Thirumeni Finance Private Ltd.,)

Registered Office at : No. 5BC-110, Varasiddhi. Outer Ring Road, Service Road, 3rd Block, HRBR Layout, Kalyan Nagar, Bangalore-560043. Website www.varthana.com, Email: care@varthana.com, Phone: 080-68455777, Branch Office : Plot No :- Door No.54, Padmavathy Apartment,2nd Floor, Vellalar Street, Adambakkam, Chennai-600088.

POSSESSION NOTICE [Rule 8(1)] (For Immovable property)

Whereas, The undersigned being the Authorized Officer of the **M/s. Varthana Finance Private Ltd. (Formerly Known as M/s. Thirumeni Finance Private Ltd.) Chennai,** Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated: 19-01-2024, calling upon the Applicants / Co-Applicants / Mortgagors, In Loan Account No's. **U20CHE-CHE-015716, CHE07948S, U21CHE-CHE-016226, U20CHE-CHE-014497, S18CHE-CHE-001123 1. M/s. Annai Vellankanni Matriculation and Higher Secondary School,** Represented by its Authorized Signatory No. 81/33, VGP Salai, Saidapet, Chennai, Tamil Nadu - 600015. **2. M/s. Annai Vellankannis Educational and Cultural Society,** Represented by its Authorized Signatory No. 81/33, VGP Salai, Saidapet, Chennai, Tamil Nadu 600015. **3. Mr. Devaraj, S/o. Sabari Anandam,** No. 81/33, VGP Salai, West Saidapet, Chennai, Tamil Nadu - 600015. **4. Mr. Dev Anand, S/o. Devaraj** No. 81/33, VGP Salai, Guindy North SO, Saidapet, Chennai, Tamil Nadu - 600015. To repay the amount mentioned in the said notice being a sum of **Rs. 4,40,82,188/- (Rupees Four Crore Forty Lakh Eighty Two Thousand One Hundred Eighty Eight Only) as on 19-01-2024**, to repay agreed contractual rate of interest together with incidental expenses, cost and other charges etc., as details mentioned in the Demand Notice, till the date of payment, within 60 days from the date of receipt of the said notice.

However the Applicants/ Co-Applicants/ Mortgagors herein above having failed to repay the full amount with interest/other charges, notice is hereby given to the Applicants/ Co-Applicants/ Mortgagors in particular and to the public in general that the undersigned being Authorized Officer of the Varthana Finance Private Ltd, **Chennai,** has taken **POSSESSION** of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act, read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this day of **27-03-2024**.

The Applicants / Co-Applicants / Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of the M/s. Varthana Finance Private Ltd, Chennai,, for an amount of **Rs. 4,56,26,742/- (Rupees Four Crore Fifty Six Lakh Twenty Six Thousand Seven Hundred Forty Two Only) as on 22-03-2024** together with agreed contractual rate of interest, as mentioned herein above until the date of payment together with incidental expenses, cost and other charges. The Applicants/Co-Applicants/Mortgagors attention is invited to provisions of Section 13(8) of the Act, in respect of time available, to redeem the secured Assets.

Description of the Immovable Property : Schedule "A" Property :- All that piece and parcel of the vacant land, measuring an extent of Ac 0.25 Cents or 10,900 Sq. Feet, Comprised in Survey No. 376/2, Situated at No. 9, Nedungundram Village, Chengalpet Taluk, Kancheepuram District, within the Registration District of Chennai South, and Sub Registration District of Tambaram and Kattankulathur Panchayat Union Limits bounded as under: East By Survey No. 377, North By: Survey No. 376/1, West By: Survey No. 364 and 363 (Cart Track), South By: Survey No. 376/3. **Schedule "B" Property:** All that piece and parcel of the Housing bearing Plot No. 122A, Admeasuring to an extent of 2315 Sq. Ft or thereabouts forming part of the approval Layout No. 154A/74, comprised in survey No. 13/3, Situated at Vivekananda Nagar, Maraimalai Nagar Municipality of Kattankolathur Village within the limits of Maraimalai Nagar Municipality bounded as under: East By: Plot in Survey No. 1/1, North By: Plot No. 122, West By: 30 ft Devaraj Road, South By: Survey No. Vacant Land in S.No. 283. **Schedule "C" Property :-** All that piece and parcel of the property bearing S.No.57/2B, 57/1, Patta No.914, measuring North to South on Eastern side 38 feet Western side 42 feet and East to West on Northern Side 100 Feet and Southern Side 100 Feet in all Total 4000 Sq.Ft. Situated at 'Narayana Nagar Extension', Kolapakkam Village, Chengalpattu Taluk, Kanchipuram District and bounded on, East By: Land of S.No.59/1, North By: Narayana Nagar Layout, West By: Land of S.No.60/1, South By: 30ft Road.

Date: 30-03-2024, Place: Kancheepuram **Sd/- Authorised Officer, Varthana Finance Private Limited**

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JACK LONDON

PIRAMAL CAPITAL & HOUSING FINANCE LTD.

Piramal Capital & Housing Finance

CIN : L65910MH1984PLC032639

Registered Office: Unit No.-601,6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai - 400070

Branch Address : Dhiraj Baug, Building "A" Ground & 1st Floor, Beside Axis Bank, Opp. Monalisa Building, Agra Road, Hari Niwas Circle, Naupada, Thane (West) – 400 602.

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Piramal Capital & Housing Finance Limited (PCHFL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to PCHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to PCHFL by the said Borrower(s) respectively.

Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount with NPA date	Description of secured asset (immovable property)
(LC No. 01000006296 of Chennai Branch) Fab Works (Borrower) Dakshinamurtny Ekambaram (Co Borrower 1) Dakshinamurtny Maheshwari (Co Borrower 2)	01-03-2024 /₹1563658/- (₹ Fifteen lakh Sixty Three Thousand Six Hundred Fifty Eight Only) NPA (09-07-2023)	"M_MACHINE_NAME :- CMA 1325C-G-D Fiber Laser Cutting Machine 700W IPG Laser Source Double Servo Motor & Ballscrew Dual AP_INVOICE_NO :- MAC17-18 --- 101"
(LC No. 01000004426 of Chennai Branch) Sathish Kumar A (Borrower) Sigamani A (Co Borrower 1)	01-03-2024 / ₹ 1707488/- (₹ Seventeen lakh Seven Thousand Four Hundred Eighty Eight Only) NPA (09-07-2023)	No:1/16, Perumal Koil Street Vellivoyal, Manali New Town Chennai Tamil Nadu - 600103
(LC No. 17000000860 of Chennai Omr Branch) Veeramani M (Borrower) Devi D (Co Borrower 1)	01-03-2024 /₹ 3979374 /- (₹ Thirty Nine lakh Seventy Nine Thousand Three Hundred Seventy Four Only) NPA (09-01-2024)	Plot No: VIII/D OMSHAKTHYKANOPUS Paruthipattu Village, Avadi Chennai Chennai Tamil Nadu :- 600071
(LC No. 17000000861 of Chennai Omr Branch) Veeramani M (Borrower) Devi D (Co Borrower 1)	01-03-2024 /₹ 792795/- (₹ Seven lakh Ninety Two Thousand Seven Hundred Ninety Five Only) NPA (09-01-2024)	Plot No: VIII/D OMSHAKTHYKANOPUS Paruthipattu Village, Avadi Chennai Chennai Tamil Nadu :- 600071

If the said Borrowers shall fail to make payment to PCHFL as aforesaid, PCHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of PCHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Date : 30.03.2024
Place : Tamil Nadu

Sd/- (Authorised Officer)
Piramal Capital & Housing Finance Limited

HDB FINANCIAL SERVICE LIMITED

HDB FINANCIAL SERVICES

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahamedabad-09.
Branch Office :HDB Tower Old No.64,New No.84,'A' Block MNO Complex 1st Floor Greams Road Chennai-600 006.

E-AUCTION SALE NOTICE

(To the Borrower /Co-Applicant / Public in General)
(Under Rule 8(6) R/w with Rule 9 (1) of SARFAESI Act, 2002))

The undersigned Authorized Officer of HDB Financial Services Ltd, has taken over Possession of the following property, under Securitisation and Reconstruction of the Financial Assets & Enforcement of Security Interest Act 2002, for the below mentioned loan account with a right to sell the same on **"AS IS WHERE IS BASIS & AS IS WHAT IS BASIS"**

Name and Address of the Applicant & Co-Applicant: 1. SRI LAKSHMI PIPES, 1D EMPIRE GARDEN , HARBOUR COLONY, MMC POST, CHENNAI-600051 , TAMILNADU . 2. V ALAGAR NO.15, KATTABOMMAN 7TH STREET, KODUNGAIYUR, CHENNAI -600118 .3 . VENKATARAMAN KOMALAVALLI , NO.15 KATTABOMMAN 7TH STREET , KODUNGAIYUR , CHENNAI 600118 . 4. LAVANYA A , NO.15 , KATTABOMMAN 7TH STREET , KODUNGAIYUR , CHENNAI 600118. Account No. 4927312, 13562436 Linked by Unique ID Number 9885495. , Total Outstanding Amount: , RS. 1,62,74,326.47/- (Rupees One Crore Sixty Two Lakhs Seventy Four Thousand Three Hundred Twenty Six and Forty Seven Paise only) as of 27.03.2024, with further interest/ incidental expenses /costs till the date of full payment.

Details of Encumbrances, if any, known to the Secured Creditor: --- NIL

Details of Immovable Properties: All that piece and parcel of the property bearing Plot No.1 Venkateswara Colony, 5th Street, Kodungaiyur, Chennai-600 118 of Jambal Village, Perambur Taluk, comprised in S.No.17/1 measuring 2863 Sq.ft., together building thereon with amenities and the land and bounded on the measuring East to West on the Northern Side 72 feet, East to West on the Southern Side 73 Feet, North to South on the Eastern Side 39 Feet 6 Inches, North to South on the Western Side 39 Feet 6 inches .North By:S.No.17/2A1 Land ,South by:Plot No.4 Common Road,East by:Plot No.2 West by:SurveyNo.19, **Situated within the Sub Registration District of Sembium and Registration District of Chennai North.**

Reserve Price	Earnest Money Deposit	Bid Incremental Amount	Auction Date & Time	EMD Last Date & Time
Rs.1,26,18,000 /-	Rs.12,61,800 /-	**Rs.1,00,000/-**	16/04/24 at 11 am to 12 Noon	15/04/24 Up to 04.00pm

The auction sale shall be "online e-auction" bidding through website https://www.bankeauctions.com on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes.

The interested bidders shall submit their EMD through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "HDB Financial Service Limited" above.After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: https//www.bankeauctions.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129

The intending bidders should be present in person for the Auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself. No Authorized person allowed.

The intending bidders may obtain the Tender Forms from the Authorized Officer , M/s.Old No.64, New No.84, A- Block, HDB Tower ,1st Floor, M.N.O Complex, Greams Road, Thousand Lights Chennai 600 006 **Auction venue: HDB Financial Services Ltd. Old No.64, New No.84, A- Block, HDB Tower ,1st Floor, M.N.O Complex, Greams Road, Thousand Lights Chennai 600 006**

The intending bidders should submit their bids only in the tender form prescribed in sealed envelopes addressed to the Authorized Officer, HDB Financial Services Limited, together with a Pay Order/Demand Draft for an EMD of 10% of the Reserve Price, drawn in favor of "HDB Financial Service Limited" on or before 4pm on the **15.04.2024** of Tender cum-Auction sale hereby notified.

For inspection of the Property and other particulars, the intending purchaser may contact: , M/s. HDB Financial Service Ltd, Old No.64, New No.84, A- Block, HDB Tower ,1st Floor, M.N.O Complex, Greams Road, Thousand Lights Chennai 600 006. **S.Gopi- 9884451533, K.Shanmugam-9597065780,** The Property/ies is sold on "As-is-where-is" and "As-is-what-is" condition basis

The sealed Tenders will be opened in the presence of the intending bidders by 10:30am on the **16.04.2024** of Tender-cum-auction Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may , at his sole discretion, conduct an open Auction among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of HDB Financial Services Limited.

The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on the same day or not later than next working day on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of Sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded.

If the successful bidder, fail to make the payment of 25% of the entire bid amount as mentioned above, the next successful bidder will be considered and entitled to complete the sale.

The sale certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein.

The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.

The successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other Dues), TDS, GST if any, due to Government, Government undertaking and Local bodies.

The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Auction without assigning any reason thereof and also modify any terms and conditions of the sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

Date:30/03/2024
Place:Chennai

Authorised Officer
M/s.HDB Financial Services Limited.

Authorised Officer :M/s. HDB Financial Service Ltd, Old No.64, New No.84, A- Block,HDB Tower ,1st Floor, M.N.O Complex, Greams Road, Thousand Lights Chennai -600 006.

CITY UNION BANK LIMITED

CUB — TRUST AND EXCELLENCE SINCE 1904

Credit Recovery and Management Department
Administrative Office, No. 24-B, Gandhi Nagar, Kumbakonam - 612 001. **E-mail id:** crmd@cityunionbank.in,
Phone : 0435 - 2432322 **Fax:** 0435-2431746

POSSESSION NOTICE

(Immovable Property)

Whereas, the undersigned being the Authorised Officer of City Union Bank Ltd., having its Administrative Office at No. 24-B, Gandhi Nagar, Kumbakonam-612001 and one of the Branch Offices at **No.15, Kaliamman Koil Street, Natesan Nagar, (Near Reddiyapatti Kalyana Mandapam), Chennai - 600092 - Chennai Chinmaya Nagar Branch** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2)&(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **19.01.2024** calling upon the Borrowers **No.1.Mr.M.Praveen Kumar, S/o.Mr. S.Mithalal, No.96/97 2nd Floor, Sri Lakshmigraha Apartment, Varadharajapuram, Teynampet, Chennai - 600018. No.2.Mrs.P.Sharmila, W/o.Mr.M.Praveen Kumar, No.96/97 2nd Floor, Sri Lakshmigraha Apartment, Varadharajapuram, Teynampet, Chennai - 600018** to repay the amount mentioned in the notice being **Rs.3,24,39,855/- (Rupees Three Crore Twenty Four Lakh Thirty Nine Thousand Eight Hundred and Fifty Five Only)** within 60 days from the date of the said notice with subsequent interest thereon from **08.01.2024** with monthly rests.

The Borrowers above named having failed to repay the amount despite the receipt of the above referred statutory notice, NOTICE is hereby given to the borrowers above named and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on this **26th day of March 2024.**

The Borrowers above named in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of City Union Bank Ltd., for an amount of **Rs.3,31,69,533/- (Rupees Three Crore Thirty One Lakh Sixty Nine Thousand Five Hundred and Thirty Three Only)** and interest thereon from **20.03.2024** till the repayment of entire dues.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

SCHEDULE OF PROPERTY/IES
Immovable Property Mortgaged to our Bank
Schedule A Property 1 (Property Owned By M.Praveen Kumar)

Property Description: All that piece and parcel of entire house, ground and premises bearing New Door No. 199, Old Door No.90, Previous Door No. 88A, Venkatachala Mudali Street, (as per Patta Brindavanam Street) Mylapore, Chennai - 600004 Comprised in R.S.No. 1731/15 (part). Now R.S. No.1731/15, Block No.37, Land Measuring 1953 Square feet together with building measuring to an extent of 1000 Square feet in Ground Floor, 1000 Square feet in First Floor and 500 Square feet in Second Floor Total 2500 Square feet with all connections and the property is situated at Mylapore Village, Mylapore Triplicane Taluk, Chennai District and the land **Bounded on the North By:** R.S.No.1731/15 (part), Now R.S.No.1731/51, **South By:** R.S.No.1731/15 (part), Now R.S.No.1731/94, **East By :**R.S.No.1731/15 (part), Now R.S.No. 1731/51, **West By:** Block No.36, Venkatachala Mudali Street. Ad Measuring, East to West on the Northern Side: 31 feet, East to West on the Southern side: 31 feet, North to South on the Eastern side: 63 feet, North to South on the Western side: 63 feet. and the property is situated within the Registration District of Central Chennai and Registration Sub District of Mylapore and within the limits of Corporation of Chennai. Zone - 09, Ward 121, Property Tax New Assessment Zone No.9, Bill No.05661, Sub No.000 EB Service Connection Nos: 124-005-218, 124-005-219.

Place: Chennai, Date: 26.03.2024 **Authorised Officer**

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamilnadu - 612001, CIN - L65110TN1904PLC001287, **Telephone No.** 0435 - 2402322, **Fax :** 0435 - 2431746, **Website :** www.cityunionbank.com

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TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013. **Branch Address:** TATA CAPITAL HOUSING FINANCE LIMITED, 1st Floor, Centennial Square, # 6A, Dr. Ambedkar Road, Kodambakkam, Chennai – 600 024.

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, **will be sold on 18-04-2024 on "As is where is" & "As is what is" and "Whatever there is"** and without any recourse basis". for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by **E- Auction at 2.00 P.M. on the said 18-04-2024.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL **on or before 16-04-2024 till 5.00 PM** at Branch address **'TATA CAPITAL HOUSING FINANCE LIMITED,** 1st Floor, Centennial Square, # 6A, Dr. Ambedkar Road, Kodambakkam, Chennai – 600 024...

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir (s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession
1.	10022896 & TCHHF0404 0001000677 43	MR. VENKATESAN K, MRS. V LAKSHMI	**Rs. 8726428/-** (Rupees Eighty Seven Lakh Twenty Six Thousand Four Hundred Twenty Eight Only) **is due and payable by you under Agreement No. 10022896 and an amount of Rs. 1546253/-** (Rupees Fifteen Lakh Forty Six Thousand Two Hundred Fifty Three Only) **is due and payable by you under Agreement No. 10022896 & TCHHF0404000100067743** ---------------- 16-06-2022	Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh Only)	Rs. 11,00,000/- (Rupees Eleven Lakh Only)	Physical

Description of the Immovable Property: All the piece and parcel of the ground floor superstructure measuring 1180 Sq.ft., with car park together with an undivided 865 Sq.ft share in the land measuring 1732.75 Sq.ft inclusive of Passage, comprised in Survey No.90 Block No.39, Puliyur Village, being part of Plot No.8, Old Door No.16, New Door No.168, Rangarajapuram mainroad, Kodambakkam,Chennai-600624 and the bounded on the: **North By:** Dynamic Apartments **South By:** Property belongs to S.Loganathan **East By:** Door no.168/1 property belongs to Legal heirs of Latif Bai, **West By:** Door No.167-Property belongs to Legal heirs of Murugesa **Measurement: East to West on the North side:** 49 ft **East to West on the South Side:** 47 ft 3 inches **North to South on the East side:** 22 ft 6 inches **North to South on the West side:** 20 ft 1 inches Situated within the Sub-Registration District of Kodambakkam and Registration District of Chennai South.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 18-04-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition:

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: **Rs.10,000/- (Rupees Ten Thousand Only) 4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL HOUSING FINANCE LTD."** Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done **on 10-04-2024 between 11 AM to 5.00 PM with prior appointment. 8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by **TATA CAPITAL HOUSING FINANCE LTD** and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, known to the **TATA CAPITAL HOUSING FINANCE LTD,** to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. **12, For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email :- arijit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. 13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company **14.** Please refer to the below link provided in secured creditor's website **http://surl.li/rvvzb** for the above details. **15.** Kindly also visit the link: **https://www.tatacapital.com/property-disposal.html**

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Chennai
Date: 30-03-2024

Sd/- Authorized Officer,
Tata Capital Housing Finance Ltd.