

# JANA SMALL FINANCE BANK

(A scheduled commercial bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: No.259/4/129, Saradha College Road, Opp. to Anna Salai, Alagapuram, Swarnapuri, Salem-636016.

## E-AUCTION NOTICE

**PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISORIAL RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage properties in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 15.04.2024	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last date TIME & Place for submission of Bid
1	30456650002970	1) M/s. Vak Traders, Rep. by its Prop. Mrs. V. Nalini, 2) Mrs. V. Nalini, 3) Mr. V. Sathishkumar	18-10-2021	16-03-2024	Rs.88,12,743.63 (Rupees Eighty Eight Lakh Twelve Thousand Seven Hundred Forty Three and Sixty Three Paise Only)	02.05.2024 09.30 AM to 05.00 PM	Rs.17,57,000/- (Rupees Seventeen Lakh Fifty Seven Thousand Only)	Rs.1,75,700/- (Rupees One Lakh Seventy Five Thousand Seven Hundred Only)	21.05.2024 Time: 10.00 AM to 05.00 PM	20.05.2024, Till 05.00 PM Jana Small Finance Bank Ltd., No.259/4/129, Saradha College Road, Opp. to Anna Salai, Alagapuram, Swarnapuri, Salem-636016

**Schedule Property:** In Salem Taluk, Salem East R.D., D.Dadagapathy Sub R.D., Salem Taluk, Seekanaikeppatty Village S.No.23/2B, Punja acre 6.78 Asst Rs.511.6, out of this a part of land Patta No.529, as per the Re-Survey No.23/36, Punja Hect. 1.18, Asst Rs.6.55 out of this a land is related to this description. The Boundaries and the measurements for the land are: East of Plot No.37 and property belonged to Manimekalai, West of 15 feet North-South Road, North of land sold by Subramani, South of a building belonged to Arumugam, Within the above are measuring East-West Northern side 30 feet, Southern side 30 feet, North-South Eastern sides 12 feet, Western side 12 feet. Totaling 360 sq of land and with all pathway rights annexed thereto. The above property situated within the limit of Salem Corporation. As per the re-survey number for the above described property is Rs.S.No.23/36A.

The properties are being held on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". All payments relating to purchase of above said property to be made in favour of Jana Small Finance Bank. The auction will be conducted through the Bank's approved service provider M/s. A Closure at the web portal <https://bankauctions.in> & [www.foreclosureindia.com](https://www.foreclosureindia.com). For more information and For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. A Closure, Contact Mr. M. Dinesh Contact Number: 8142000735. Email id: [info@bankauctions.in](mailto:info@bankauctions.in) / [dinesh@bankauctions.in](mailto:dinesh@bankauctions.in). For further details on terms and conditions to take part in e-auction proceedings and any for any query relating to property please contact Jana Small Finance Bank Authorized officers Mr. Durai Murugan (Mob No.9841638849), email: [durai.murugan@janabank.com](mailto:durai.murugan@janabank.com), Mr. Ranjan Naik (Mob No.959085249), email: [ranjan.naik@janabank.com](mailto:ranjan.naik@janabank.com). To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/ Guarantor/s/ Mortgagees about e-auction scheduled for the mortgaged properties. The Borrower/ Guarantor/ Mortgagee are hereby notified to pay the sum as mentioned above along with update interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues if any will be recovered with interest and cost.

Date: 19.04.2024, Place: Salem

Sd/- Authorized Officer, Jana Small Finance Bank Limited

### HINDUJA HOUSING FINANCE LIMITED

Head Office: 167/169, Anna Salai, Lane Mount, Saldapatti, Chennai - 600 016.  
Branch Office: Zonal office: No.476, 2nd Floor, MTH Road, Kishinapuram, Ambattur, Chennai - 600 053.

**APPENDIX IV POSSESSION NOTICE** (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Hinduja Housing Finance Limited (HHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 mentioned here under and calling upon the below mentioned Borrowers / Co-Borrowers / Guarantors of our Chennai Branch to repay the amount mentioned in the notice 60 days from the date of receipt of the said notice.

The Borrowers / Co-Borrowers / Guarantors having failed to repay the amount, notice is hereby given to the borrowers 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 Sub-Section (4) of Section 13 of the said Act read with Rule 3 of the Security Interest Enforcement Rules, 2002 on this below mentioned date.

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.

The Borrowers / Co-Borrowers / Guarantors 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 HHFL for an amount as mentioned herein under with interest thereon.

Branch: Chennai, Borrower: Mr. Sivasesan, V. Co-Borrower: Mrs. Sarasu, N. both residing at No.11, 2nd Floor, 5th Street, Indira Gandhi Nagar, Adambakkam Bus Stop, Metro, Chennai, Tamilnadu, India-600088. Loan Account No. CO/CRO/CRFO/A000006635, Demand Notice Date: 23.01.2023 and Amount Claimed as per Demand Notice Amount Rs.32,55,712/- along with interest thereon. Date of Possession: 17.04.2024.

**Description of Property:** All that piece and Parcel of Land Plot No.63(Part North Side) measuring 1360 Sq.Ft. out of 2400 Sq.Ft., comprised in Survey No.1644, Patta No.2036, as per Patta New Survey No.1644A, Situated at 'SRI AMBAL NAGAR KURUPPILAI VILLAGES, Kundrathur Taluk, Kanchipuram District, Sub-District Planning Permit No.1361-18605, D.Dist.No.5471/2006/A3, Dt.29.12.2006, approved by Commissioner Kundrathur Panchayat Union at Padappai CMDA Planning Permit No.0503/2018, D.Dis.No.7216/18/A3, Dated 08.09.2018, approved by Commissioner Kundrathur Panchayat Union at Padappai in Concurrence with CMDA, Proceeding of the Commissioner Kundrathur Panchayat Union at Padappai in D.Dis.No.7216/2018/A3, dated 08.09.2018, Granting Permission for Building Construction, Being Bounded on the North by: 24 Feet Road, South by: Plot No G-3(Part), East by: 6 Feet Road, West by: Plot No G-2, Measuring: East to West on the Northern Side 34 Feet, East to West on the Southern Side: 34 Feet, North to South on the Eastern Side 40 Feet, North to South on the Western Side 40 Feet. Feet in all admeasuring to an total extent of 1360 Sq.Ft. or thereabouts and lying with the Registration District of Chennai South and in the Sub Registration District of Kundrathur.

Date: 19.04.2024  
Place: Chennai

For Hinduja Housing Finance Limited,  
Sadhath, H. Cluster Legal Manager,  
Authorized Officer.

Contact Nos: RLM - Saravanabhavan S - 9176664992, RCM Anbarasan - 9047012170,  
CCM - Praveen 8695424749 & CLM - Sadhathi H - 7904910094

### SHRIRAM SHRIRAM FINANCE LIMITED

Formerly known as Shriram Transport Finance Company Limited

WALAJABAD BRANCH  
No 5, Anna Nagar-III, near Snehga Mahal, Walajabad, Kanchipuram - 631605

**POSSESSION NOTICE**

Whereas the undersigned being the Authorised officer of the Shriram Transport Finance Company Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 15.11.2023 calling upon the borrower Mr.Thangathirupathy.S, S/o.Mr.Sowtharapandian and Mrs.Dheivakani.T, W/o.Mr.Thangathirupathy.S to repay the amount mentioned in the notice being **₹25,40,557/-** (Rupees Twenty Five Lakhs Forty Thousand Five Hundred and Fifty Seven Only) as on 15.11.2023 with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13 (2) of the act within 60 days from the date of receipt of the said notice.

The Borrower and co-borrower having failed to repay the amount, notice is hereby given to the Borrower / Co-borrower / Guarantors and the public in general that the undersigned has taken possession of the property described here in below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this the 17<sup>th</sup> day of April 2024.

The Borrower, Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of M/s.Shriram Finance Limited (Formerly Known as M/s Shriram Transport Finance Company Limited) for Amount **₹ 28,64,041/-** (Rupees Twenty Eight Lakhs Sixty Four Thousand Forty One Only) as on 16.04.2024.

The Borrower Guarantor 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.

**DESCRIPTION OF THE PROPERTY**

Property belongs to (i) Mr.Thangathirupathy & Dheivakani.T (Sale Deed Document No. 1111/2016)

All that piece and parcel of land situated at No.86, Walajabad, Munisif Narayanaswamy Street comprised in Gramma Natham Old Survey No.90/1A1, as per New Patta No.407, sub divided into Survey No. 490/12 measuring to an extent of 1190 sq.ft at Kanchipuram District, Kancheepuram Registration District, Walajabad Taluk, within the Sub Registration District of Walajabad, Bounded on the North by - Lakshmanapillai House, South by - Munisif Narayanaswamy Street, East by - Kannaik Land, West by - Ramachandran Vacant Land, Admeasuring on the East to West Northern side 17.5 Feet, East to West Southern side 17.5 Feet, North to South Eastern side 68 Feet, North to South Western side 68 Feet, thereby measuring to an total extent of 1190 sq.ft., within the Sub Registration District of Walajabad and Registration District of Kanchipuram.

Date: 17.04.2024  
Place: Walajabad

Authorised Officer  
M/s.Shriram Finance Limited  
(Formerly Shriram Transport Finance Company Limited)

### SHRIRAM SHRIRAM FINANCE LIMITED

Formerly known as Shriram Transport Finance Company Limited

WALAJABAD BRANCH  
No 5, Anna Nagar-III, near Snehga Mahal, Walajabad, Kanchipuram - 631605

**POSSESSION NOTICE**

Whereas the undersigned being the Authorised Officer of the Shriram Transport Finance Company Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 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 16.11.2023 calling upon the Borrower: Mrs.Dheivakani.T, W/o.Mr.Thangathirupathy.S and Mr.Thangathirupathy.S, S/o.Mr.Sowtharapandian to repay the amount mentioned in the notice being **₹25,98,578/-** (Rupees Twenty Five Lakhs Ninety Eight Thousand Five Hundred and Seventy Eight Only) as on 15.11.2023 with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13 (2) of the act within 60 days from the date of receipt of the said notice.

The Borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the Borrower / Co-borrower / Guarantors and the public in general that the undersigned has taken possession of the properties described here in below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this the 17<sup>th</sup> day of April 2024.

The Borrower & Guarantors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of M/s Shriram Finance Limited (Formerly Known as M/s Shriram Transport Finance Company Limited) for Amount **₹ 28,98,825/-** (Rupees Twenty Eight Lakhs Ninety Eight Thousand Eight Hundred and Twenty Five Only) as on 16.04.2024.

The Borrower/ Guarantor 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.

**DESCRIPTION OF THE PROPERTIES**

Property belongs to (i) T.Dheivakani (Sale Deed Document No.3014/2013)

All that piece and parcel of land Housing Plots, comprised in Nanja Land in Old Survey Nos. 7193, 7193B & 7194 in relation to sub division Survey No. 719/112, bearing Plot No.8, measuring to an extent of 2924 sq.ft situated at "SHREE KUMARAN NAGAR" No.92, Uthukadu Village, Walajabad Taluk, Kanchipuram District, within the Sub Registration District of Walajabad and Registration District of Kanchipuram, Bounded on the North by - Plot No.7, South by - Plot No.9 and 10, East by-S.No.720, West by - 24 feet Road in all measuring to an extent of 2924 sq.ft only.

Property belongs to (ii) T.Dheivakani (Sale Deed Document No.3015/2013)

All that piece and parcel of land Housing Plots, comprised in Nanja Land in Old Survey Nos. 7193, 7193B & 7194 in relation to sub division Survey No. 719/112, bearing Plot No.9, measuring to an extent of 1819 sq.ft situated at "SHREE KUMARAN NAGAR" No.92, Uthukadu Village, Walajabad Taluk, Kanchipuram District, situated within the Sub Registration District of Walajabad and Registration District of Kanchipuram, Bounded on the North by - Plot No.8 and S.No.720, South by - 24 feet Road, East by-S.No.720, West by - Plot No.10, in all measuring to an extent of 1819 sq.ft only

Totally Item No.1 and 2 measuring to an extent of 4,743 Sq.ft. only.

Date: 17.04.2024  
Place: Walajabad

Authorised Officer  
M/s.Shriram Finance Limited  
(Formerly Shriram Transport Finance Company Limited)

### Business Standard

## CAMPUS TALK

## BS PROMOTIONS

## EVENTIA'24 AT SAEC

The Department of Management Studies, S A Engineering College hosted a National-level intercollegiate symposium, "Eventia'24", in collaboration with Business Standard. Setting the stage with a flourish, Mr Thangavel Puhai, CEO of DigiNadu.com and a trailblazing first-generation entrepreneur, graced the occasion as the Chief Guest. His inaugural address infused the event with energy and purpose, symbolising a dynamic commencement to the day's proceedings. Dr S Ramachandran, Principal of SAEC, presided over the event, while Dr G H Kerinab Beenu, Head of the MBA Department, warmly welcomed the participants and elucidated the thematic essence of the symposium. Mr S Jayaram, Dy General Manager-Market Development, South, Business Standard delivered a special address. Distinguished by its array of intellectual challenges, "Eventia'24" showcased nine captivating competitions.

Culminating in a grand valedictory session, the symposium drew to a close under the aegis of Mr Prabhakaran Subramanian, Program Manager-Asia at Shippers Digital, V Ships. His valedictory address highlighted the significance of the day's achievements as he bestowed certificates and trophies upon the winners. Participants from various colleges showcased their skills and creativity, making the symposium a memorable and engaging event throughout the day.



## SIMS HOSTS NATIONAL LEVEL MANAGEMENT CASE CONFERENCE 2024

On April 4, 2024, Sri Sairam Institute of Management Studies, Sri Sai Ram Engineering College, hosted the National Level Management Case Conference 2024. This event was organised for faculty members, industrial professionals, research scholars, and students in the field of management. The Conference was inaugurated by Prof Vallipuram Kanagasigam, Vice Chancellor, Eastern University, Sri Lanka, who emphasised in his inaugural address the case discussion part for management students. In India, all IIMs and premier B schools as well as foreign universities focus on Case analysis as the major curriculum in the management program. In this respect, SIMS organised a case conference for students and faculty which is highly useful for the students and also sharpens their decision-making in corporate life. Around 83 new cases developed by the delegates were presented



### Phoenix ARC Private Limited

CIN No. U57190MH2007PTC168303

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, (E), Vile Parle Mumbai - 400057.  
Tel: 022- 68492450, Fax: 022- 67412313, Email: [info@phoenixarc.co.in](mailto:info@phoenixarc.co.in); Website: [www.phoenixarc.co.in](http://www.phoenixarc.co.in);

ONLINE E-AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagees in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited in capacity as Trustee of Phoenix Trust-FY 21-3 (Phoenix) pursuant to assignment of debt by Varthana Finance Private Limited, (Trustee Finance Private Limited) (Assignor) in favour of Phoenix vide Assignment Agreement dated 31.12.2020 will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECURSE BASIS" condition, by way of an "online e-auction" for recovery of dues and further interest, charges and costs etc, as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankauctions.com> as per the details given below:

Name of the Borrower / Co-Borrower:- 1. St. Mary's Matriculation Higher Secondary School, 2. Late T M Matthews, 3. G. Mariyam Nancy  
Name of the Mortgagee:- 1.Helping Hands Charitable and Educational Trust

Amount Due :-Rs. 9,61,76,952/- along with further interest, cost, charges and etc as per contractual rates as per Demand Notice dated 03.11.2022 issued under section 13(2) of the SARFAESI Act, 2002

Total Outstanding dues as on 16.04.2024:-Rs. 13,45,70,877.59/- (Rupees Thirteen Crores Forty Five Lakhs Seventy Thousand Eight Hundred Seventy Seven and Paise Fifty Nine Only) along with future interest, charges, cost and etc at contractual rates.

Possession Status:- Partial Possession taken by Phoenix on 17.02.2024 | Reserve Price:-Rs. 7,00,00,000/- (Rupees Seven Crore Only)

Earnest Money Deposit (EMD Amount):- Rs. 70,00,000/- (Rupees Seventy Lakhs Only)

Bank Account Details:- The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST-FY21", Current Account: 3014062514, Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK000631

Last Date of submission of Bid (E-Auction):-30.05.2024 (Thursday) on or before closure of banking hours

Date of E-Auction:- 31.05.2024 (Friday) between 11:00 am to 12:00 noon | Mode of E-Auction Online E-Auction

Link for Sale Notice and Tender Documents:- <https://phoenixarc.co.in/?p=4983>

Description of the Secured Asset being auctioned:- All that piece and parcel of Immovable Property bearing No.41, Comprised in Survey No.326/5, Subdivision Village, Registration District of Chengalpattu and Sub-Registration District Thirunipuru, Chengalpattu Taluk, Chennai MGR District, admeasuring A.O.31 Cents and bounded as follows On East by: Survey No. 326/7, On West by: Remaining Portion Land Comprised in Survey No. 326/5, On North by: Survey No. 326/2, On South by: Survey No. 46, Thayur Village.

Terms and Conditions of E-Auction:

- The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankauctions.com>. M/s. C India Private Limited is the service provider to arrange platform for e-auction.
- The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale, the bidders may go through the website of Phoenix, [www.phoenixarc.co.in](http://www.phoenixarc.co.in) and the links mentioned above as well as the website of the service provider, [www.bankauctions.com](http://www.bankauctions.com) for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
- The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/herself. The Authorised Officer/ Phoenix's service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: [support@bankauctions.com](mailto:support@bankauctions.com); [maharashtra@india.com](mailto:maharashtra@india.com)
- Bidders may also go through the website of Phoenix, [www.phoenixarc.co.in](http://www.phoenixarc.co.in) for verifying the details of the secured asset put up for auction/ obtaining the bid form.
- The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECURSE" condition.
- All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.bankauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured Asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof of more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above. Intending purchasers/bidders are required to submit EMDs for the property detailed herein above.
- The successful/bidding bidder shall furnish an undertaking as to how the EMDs are not to be dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
- The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of auction/ sale of or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
- The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
- The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
- For inspection of the property/s or more information, the prospective bidders may contact Mr. Mahesh Malunjar/Ms. Laxmi Singh at [info@bankauctions.com](mailto:info@bankauctions.com) or [address.mahesh.m@phoenixarc.co.in](mailto:address.mahesh.m@phoenixarc.co.in) (email) or +91-09920381684/+91-703059103 (mobile).
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-note the auction without assigning any reason therefor and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her favour as per the applicable law.
- The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
- The successful purchaser/bidder shall be solely responsible for any cost/ expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in his / her favour.
- The Borrower/ Mortgagee/ who are liable for the outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002, about the holding of the above-mentioned auction sale.
- The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.
- The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer, however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.
- In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Date: 19.04.2024  
Place: Chengalpattu  
Authorised Officer, [Phoenix Trust-FY21-3] Phoenix ARC Private Limited

### 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 22-05-2024 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 PM, on the said 22-05-2024. 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 21-05-2024 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	Possession Types
1.	10590097	Mr. Sivaraj Natrajan Mrs. Tamilselvi S	Rs. 68,72,474/- (Rupees Sixty Eight Lakh Seventy Two Thousand Four Hundred Seventy Four Only) & 16-11-2023	Rs. 1,22,15,000/- (Rupees One Crore Twenty Two Lakh Fifteen Thousand Only)	Rs. 12,21,500/- (Rupees Twelve Lakh Twenty One Thousand Five Hundred Only)	Physical

**Description of the Immovable Property:** All The Piece & Parcel Of Immovable Property Bearing Plot No.91, Admeasuring 1745 Sq. Feet, Along With Undivided Share In The Land Of Road & C.O.P. In "VGN COSMOPOLIS" Situated At Old Survey No.345, Town Survey No.46 Part, Block No.72, Of Vil:Ambattur, Tal: Ambattur, District: Chennai. Bounded :- East- Park Street West- Plot No.92 North:- Manhattan Street. South:- Plot No.193.

10208430 & 100063362	MR. SRIRAM SRINIVASAN	Rs. 10,59,670/- (Rupees Ten Lakh Fifty Nine Thousand Six Hundred Seventy Only) is due and payable by you under Agreement no. 10208430 and an amount of Rs. 1,71,039/- (Rupees One Lakh Seventy One Thousand Thirty Nine Only) is due and payable by you under Agreement no. 100063362 totalling to Rs. 12,30,709/- (Rupees Twelve Lakh Thirty Thousand Seven Hundred Nine Only) & 18-06-2021	Rs. 11,34,400/- (Rupees Eleven Lakh Thirty Four Thousand Four Hundred Only)	Rs. 1,13,440/- (Rupees One Lakh Thirteen Thousand Four Hundred Forty Only)	Physical
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**DESCRIPTION OF THE IMMOVABLE PROPERTY:** All That Piece And Parcel Of Immovable Property Bearing Unit No.05, On The 3rd Floor Of Type 1 Bhk, Row 03, Block No.D, Carpet Area Admeasuring 252.75 Sq. Mtrs. Along With Undivided Share In The Land Of Road & C.O.P. In The Scheme Known As "Garden City", Situate At R. S. No. 251/1, 252/1b, 253/1, 254, 257, 258, 259/2 & 260/2, Of Vill: Vedapatti, Dist: Coimbatore, Tamilnadu.