

திருநெல்வேலி மாநகராட்சி
15 வருட நிதிநிலை ஆய்வு அறிக்கை 2022-2023, திருநெல்வேலி மாநகராட்சி நிதிநிலை ஆய்வு (TUPP - 2023-24 Phase II), மத்திய வாரியல் துறை (செயல்பாடு) கமிட்டி (2023-24) பரிந்துரை முடிவான ஒப்பந்தப்படி அறிக்கை, 06/2024-25

1	வருடாட்சி செய்துள்ள பணியின் விவரம்	ஆய்வுகளை, திருநெல்வேலி மாநகராட்சி			
2	வருடாட்சி செய்துள்ள பணியின் விவரம், முன்பு செய்துள்ள பணியின் விவரம்	பணியின் விவரம்	வருடாட்சி செய்துள்ள பணியின் விவரம்	முன்பு செய்துள்ள பணியின் விவரம்	
		பணியின் விவரம்	1	0.29	0.29
		பணியின் விவரம்	2	0.57	0.57
		பணியின் விவரம்	3	1.53	1.53
3	வருடாட்சி செய்துள்ள பணியின் விவரம்	வருடாட்சி செய்துள்ள பணியின் விவரம்			
4	வருடாட்சி செய்துள்ள பணியின் விவரம்	வருடாட்சி செய்துள்ள பணியின் விவரம்			
5	வருடாட்சி செய்துள்ள பணியின் விவரம்	வருடாட்சி செய்துள்ள பணியின் விவரம்			
6	வருடாட்சி செய்துள்ள பணியின் விவரம்	வருடாட்சி செய்துள்ள பணியின் விவரம்			
7	வருடாட்சி செய்துள்ள பணியின் விவரம்	வருடாட்சி செய்துள்ள பணியின் விவரம்			

செயல்பாடு / 22/74/வருடாட்சி/2024 ஆய்வுகளை, திருநெல்வேலி மாநகராட்சி

DEBTS RECOVERY TRIBUNAL-III
6th FLOOR, ADDITIONAL OFFICE BUILDING, SHASTRI BHAVAN, HADDOWS ROAD, NUNGAMBAKKAM, CHENNAI-600 006.

TRC No. 1/2024 Dated: 06/07/2024

E-AUCTION SALE

The undermentioned property will be sold by on line e-auction through website www.mstcecommerce.com for recovery of a sum of Rs. 11,21,37,110.35/- (Rupees Eleven Crores Twenty One Lakhs Thirty Seven Thousand One Hundred Ten And Paise Thirty Five Only) as on 29/01/2024 from M/s ANI Chennai Exports Pvt. Ltd. & 4 Others payable to M/s Asset Reconstruction Company (India) Ltd., Chennai in OANo. 485/2007.

Description of the Property:
Item No.1: All that piece and parcel of shops bearing Nos.4 to 10 in the basement floor of the building known as 'Rani Arcade' situated at Plot No.122, Old No.24, New No.79, First Avenue, Ashok Nagar, Chennai - 600 083. Measuring a total extent of 1125 sq.ft together with 1125/1400th undivided share of land out of the total extent of 5000 sq.ft landed property comprised in T.S.No.3, Block No.70 of 111, Kodambakkam Village bounded on the North by: Plot No. B-121, South by: Plot No.E-123, East by: Plot No.E-134, West by: 100 Feet road called first avenue, Ashok Nagar, and lying within the Registration District of Chennai Central and Sub Registration District of Ashok Nagar.

Item No.2: All that piece and parcel of shops bearing No.3 in the basement floor of the building known as 'Rani Arcade' situated at Plot No.122, Old No.24, New No.79, First Avenue, Ashok Nagar, Chennai - 600 083. Measuring a total extent of 160 sq.ft together with 160/1400th undivided share of land out of the total extent of 5000 sq.ft landed property comprised in T.S.No.3, Block No.70 of 111, Kodambakkam Village bounded on the North by: Plot No. B-121, South by: Plot No.E-123, East by: Plot No.E-134, West by: 100 Feet road called first avenue, Ashok Nagar, and lying within the Registration District of Chennai Central and Sub Registration District of Ashok Nagar.

Upset Price : combined Price of Item No.1 & No.2 is Rs.75,00,000/- (Rupees Seventy Five Lakhs Only)

Date and time of e-auction : 16/08/2024 between 11:00 hrs and 12:00 hrs with auto time extension of 3 minutes each, till sale is concluded.

Earnest Money Deposit : 10% of the upset price

EMD Remittance & last date : on or before 14/08/2024 through EFT/NEFT/RTGS of submission of Bid form Transfer in favour of "The Recovery Officer, DRT-3, Chennai" with EMD to the credit of A/c. 16330200000200 Indian Overseas Bank, Cathedral Branch, Chennai-2.

IFSC Code : IOBA0001019

Min Bid Increment : Minimum Rs.1,00,000/-

Inspection of Property : 29/07/2024 From 11.00 am to 3.00 pm

UNDER ANY CIRCUMSTANCES BIDS IN PHYSICAL FORM WILL NOT BE ACCEPTED BY THE TRIBUNAL & NO ENQUIRIES WILL BE ENTERTAINED.

The other details about the above auction and the e-auction bid form declaration and detailed terms and conditions is available in the website: <http://www.mstcecommerce.com>

Property details, if any, shall be obtained from Mr. Ragothaman, Senior Chief Manager, M/s. Asset Reconstruction Company (India) Ltd., Arcel Arms Office, 1-G, 1st Floor, Century Plaza, No.560-562, Anna Salai, Teynampet, Chennai-600 018, (Mobile 99620 42022) and assistance regarding 'a' auction Procedure and uploading of bid form and other required documents, Mr. S Gurunathan Senior Chief Manager (91765 09311).

Sd/- (P. Premkumar) Recovery Officer 06/07/2024

INDIAN OVERSEAS BANK REGIONAL OFFICE VELLORE
No 3, First Floor, 10 th East Cross Street, Gandhi Nagar, Vellore - 632006.

POSSESSION NOTICE FOR IMMOVABLE PROPERTIES [(RULE 8(1))]

Whereas, the undersigned being the Authorized Officer of the Indian Overseas Bank 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 on the dates mentioned below calling upon the following borrowers/Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

- The borrowers 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/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the Date mentioned in this Notice.
- The borrowers 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 Indian Overseas Bank for the amount mentioned in demand notice with interest thereon at contractual rates & rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand Notice.
- The borrower's attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them, to redeem the secured assets.

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 00010006743	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. TCHHF040400010006743 & 16-06-2022	Rs. 99,90,000/- (Rupees Ninety Nine Lakh Ninety Thousand Only)	Rs. 9,99,000/- (Rupees Nine Lakh Ninety Nine Thousand Only)	Physical

MANAVALA NAGAR BRANCH
19 Ma Po Si Street, Ganesapuram, Manavalanagar, Tamilnadu- 602002. Tel: 044-27642126 /27640300, e-mail: iob0577@iob.in

SL No 1: Mr M Ganesh Ram S/o Manavalan N, Plot No 9, Door No 18, Ground Floor, First Cross Street, Meenakshi Nagar Extension Mangadu, Chennai-602101 (Borrower/Mortgagor), 2. Ms Chitra D/o Mani, Plot No 28, Sri Lakshmi Priya Nagar, Nungambakkam Village & Taluk, Thiruvallur-602025 (Borrower/Mortgagor) (hereinafter referred as "borrowers & Guarantor(s)") Demand Notice date: 06.02.2024 Amount Claimed Rs.8,57,735.78 ps (Rupees Eight Lacs Fifty Seven Thousand Seven Hundred Thirty Five and Seventy Eight paise only) as on 06.02.2024 with further interest at contractual rates and rests, charges etc till date of realization. Possession Notice Date: 09.07.2024. The dues payable as on date of taking possession is Rs 8,97,397.04 ps payable with further interest at contractual rates & rests, charges etc., till date of payment.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of land with house measuring 1308 sq ft at plot No 28 in old Survey No 45/1C, New Survey No 45/1C1, as per patta No 4785, New survey No 45/1C19 Situated in Sri Lakshmi Priya Nagar, Nungambakkam village, Thiruvallur Taluk and district. The property is bounded by: North by: Plot No 27, South by: Plot No 29A and site in survey No 45/2C, East by: Survey No 45/3C, West by: 23.6 Feet Road. Measuring: North to south on Eastern side: 23.3 Feet, Western side: 23.3 Feet, East to West on Northern side: 56.3 Feet, Southern side: 56.3 Feet. Total extent of the site is 1308 Sq Feet.

SL No 2: Mr. M Palaniyappan S/o Mr M Masilamani Door No.51, Kannagi Street, M.G.R Nagar, Melnalathur (Post), Pin- 602 002. Thiruvallur Taluk, Thiruvallur District (Borrower/Mortgagor), 2. Mrs K Kalaiyani W/o Palaniyappan M, Door No.51, Kannagi Street, M.G.R Nagar, Melnalathur (Post), Pin- 602 002. Thiruvallur Taluk, Thiruvallur District (Borrower) (hereinafter referred as "borrowers & Guarantor(s)") Demand Notice date: 11.12.2023; Amount Claimed Rs 17,92,277.96 ps (Rupees Seventeen Lacs Ninety Two thousand Two Hundred seventy seven and Ninety Six paise only) as on 11.12.2023 with further interest at contractual rates and rests, charges etc till date of realization. Possession Notice Date: 09.07.2024. The dues payable as on date of taking possession is Rs 18,38,552/- payable with further interest at contractual rates & rests, charges etc., till date of payment.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of land and building at Door No.51, S No.81/12B part, as per patta S No.81/108, Kannagi street, (Near Caterpillar Factory) M G R Nagar, Melnalathur (Post), Thiruvallur Taluk, Thiruvallur District standing in the name of Mr M Palaniyappan. Bounded on the North by Arumugam House, South by Street, East by House of Kamala, West by Murugammal House. Total extent of the site 1292 sq.ft and plinth area of building GF 1050 Sft + FF 1050 Sft.

Date: 09.07.2024 Place: Vellore Authorised Officer Indian Overseas Bank

Union Bank of India E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

CHENGALPATTU II BRANCH
NO 553/A, Aarupadai Palace, TKM Road, Chengalpattu-603001. Ph: 044-27428338

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) 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 properties mortgaged / charged to the Secured Creditor, the symbolic/physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the defaulted Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Borrower & Guarantor's Name & Address: (1) BALAKRISHNA IYER K & (2) SREE KUMAR K, Both are residing at: No 187/1 Alappakam Village Vallam Chengalpattu-603001.

Demand Notice Date: 04-01-2020 ; Possession Notice Date: 16-10-2020 ; Amount due: Rs. 26,74,562.66/- (Rupees Twenty Six Lakhs Seventy Four Thousand Five Hundred and Sixty Two and Sixty Six paise only) as on 30-04-2023 plus further interest thereon.

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD :

- Vacant Land belonging to BALAKRISHNA IYER K (Owner of the Property), situated at Plot No 134 in an Unapproved LAYOUT Named "RAMYA RENG", Comprised in Survey No 37/1B, 37/5B, 38/1B & 38/3, Melavalam Village, Madurantakam Taluk, Chengalpattu District and Bounded by East: Plot No 135, West: Plot No.133, North: 23 Feet Road, South: Plot No 145, extent 1000 Sqft.
- Vacant Land belonging to BALAKRISHNA IYER K (Owner of the Property), situated at Plot No 132 in an Unapproved LAYOUT Named "RAMYA RENG" Comprised in Survey No 37/1B, 37/5B, 38/1B & 38/3, Melavalam Village, Madurantakam Taluk, Chengalpattu District and Bounded by East: Plot No 133, West: Plot No.131, North: 23 Feet Road, South: Plot No 147, extent 1000sqft.
- Vacant Land belonging to BALAKRISHNA IYER K (Owner of the Property), situated at Plot No 196 in an Unapproved LAYOUT Named "SERENITY GARDEN" Comprised in Survey No 37/1B, 37/5B, 38/1B & 38/3, Melavalam Village, Madurantakam Taluk, Chengalpattu District and Bounded by East: Plot No 197, West: Plot No 195, North 30 Feet Road, South Plot No 217, extent 1200 Sqft.
- Vacant Land belonging to BALAKRISHNA IYER K (Owner of the Property), situated at E Plot No 69 in a LAYOUT Named "SERENITY GARDEN" Comprised in Survey No 142/4, Melavalampettai-Nelvoor Road Sathamai Village, Madurantakam TK, Chengalpattu District and Bounded By East : Plot No 70, West: Plot No 68, North 23 Feet Road, South Plot No 82, extent 1000 Sqft.
- Vacant Land belonging to BALAKRISHNA IYER K (Owner of the Property), situated at E Plot No 70 in a LAYOUT Named "SERENITY GARDEN" Comprised in Survey No 142/4, Melavalampettai-Nelvoor Road Sathamai Village, Madurantakam TK, Chengalpattu District and Bounded By East Plot No 71, West Plot No 69, North 23 Feet Road, South Plot No 81, Extent 1000 Sqft.

RESERVE PRICE ₹ 2,25,250/- EMD ₹ 22,525/- BID INCREMENT ₹ 3,000/-

RESERVE PRICE ₹ 2,25,250/- EMD ₹ 22,525/- BID INCREMENT ₹ 3,000/-

RESERVE PRICE ₹ 2,70,300/- EMD ₹ 27,030/- BID INCREMENT ₹ 3,000/-

RESERVE PRICE ₹ 2,76,250/- EMD ₹ 27,625/- BID INCREMENT ₹ 3,000/-

RESERVE PRICE ₹ 2,76,250/- EMD ₹ 27,625/- BID INCREMENT ₹ 3,000/-

The details of encumbrances, if any known to the Secured Creditor : Nil

DATE & TIME OF E-AUCTION: 26.07.2024 between 12.00 PM to 5.00 PM (with 10 min unlimited auto extensions)

E-auction website : www.mstcecommerce.com

Intending bidders may download at free of cost, copies of sale notice, Terms and Conditions of a auction Help Manual on operational part of e-auction from e-Bkray - IBAPI portal (<https://www.ibapi.in>) For auction related queries e-mail to saraesri@unionbankofindia.com or contact Union Bank of India, Chengalpattu Branch 2, No 553/A, Aarupadai Palace, TKM Road, Chengalpattu - 603001. Ph: (044-2742 8338). For detailed terms and condition of the sale, please refer to the link provided in <https://www.mstcecommerce.com>.

For Registration related queries e-mail to ibapiop@mstcecommerce.com, For Registration and Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6)/RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.
This may also be treated as notice u/r 8(6)/Rule 9(1) of security interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above-mentioned date.

Place: Chennai Date: 05.07.2024 Authorised Officer, Union Bank of India

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 Authorized Officer of TCHFL, will be sold 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 29-07-2024. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of the TCHFL on or before 27-07-2024 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 00010006743	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. TCHHF040400010006743 & 16-06-2022	Rs. 99,90,000/- (Rupees Ninety Nine Lakh Ninety Thousand Only)	Rs. 9,99,000/- (Rupees Nine Lakh Ninety Nine Thousand 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-600024 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 Murgunnesa Measurement: East to West on the North side: 49 ft. East to West on the South Side: 42 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.

Note : - Civil Suit filed by the Third party against TCHFL (CS/104/2024) is pending before High Court, Madras. No stay order is passed against TCHFL in the said case. The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

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 Authorized 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 29-07-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

Terms and Condition:

- 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 Authorized 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 Authorized 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 Authorized 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 Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 23-07-2024 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 Authorized 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 Authorized 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 is 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 areas 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, Maltrivianam Commercial Complex, Amerpet, Hyderabad - 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000666, 8142000662 Email : arjit@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorized Officer Mobile No 8589982696. 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://surfi.in/> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL is 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 Authorized officer for all queries and enquiry in this matter.

Place: Chennai Date: 11-07-2024 Sd/- Authorized Officer, Tata Capital Housing Finance Ltd.

Indian Bank STRESSED ASSETS MANAGEMENT BRANCH - CHENNAI
55, Ethiraj Salai, Zonal Office Building II Floor, Wellington Estate, Egmore, Chennai - 600 008. Telephone : 044 - 2821 6711. email : arm2chennai@indianbank.co.in

APPENDIX IV-A [See Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) 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/charged to the Secured Creditor, the Symbolic possession (Property 2, 3, 4 & 6) & Physical possession (Property 1 & 5) of which has been taken by the Authorised Officer of Indian Bank, Easwari Nagar Branch, (now transferred to SAM Branch, Chennai) Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 31.07.2024, for recovery of Rs.538,28,44,199.73 (Rupees Five hundred and thirty eight crores twenty eight lakhs forty four thousand one hundred ninety nine and paise seventy three only) as on 01.07.2024 (as per the orders of DRT 1 in OA 479/2019) with further interest from 02.07.2024 and costs, other charges and expenses thereon, due to the Indian Bank, Easwari Nagar Branch, (now transferred to SAM Branch, Chennai), Secured Creditor from :

NAME AND ADDRESS OF THE BORROWER / GUARANTOR

M/s. PONNAIAH RAMAJAYAM INSTITUTE OF SCIENCE AND TECHNOLOGY (PRIST) TRUST
No.33-34, Natarajapuram South, Medical College Road, Thanjavur.

(2) Mr. M P Nageswaran, S/o P. Murugesan, (3) Mrs. Menaka, W/o P. Murugesan, (4) Ms. M P Padmasri, D/o Mr. P. Murugesan, (5) Mrs. S. Manimekalai, W/o Subramanian, SI. No.(2) to (5) are at: No.33-34, Natarajapuram South, Medical College Road, Thanjavur. (6) Smt. K. Shymala, W/o Mohan, Old No.55, New No.105, Bereach Road, Kilpauk, Chennai - 600 010.

SHORT DESCRIPTION OF THE PROPERTIES

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property 1 : Property located at Old Door No.26, New Door No.8, Mahalakshmi Street, T. Nagar, Chennai - 600 017, comprising of 625 Sq. ft. out of undivided share of land 7270 Sq. ft. and Ground Floor with Plinth Area 2913 Sq. ft. (occupied by Bank of India, T. Nagar Branch), standing in the name of the Mortgagor Ms.P. Padmasri, D/o.Mr.P. Murugesan). Prior Encumbrance on Property : Attachments by Income tax Dept dt 16.06.2011. PROPERTY ID No. : IDIB6022808497A. LATITUDE : 13.035735, LONGITUDE : 80.231674.

RESERVE PRICE : Rs.3.87 Crores Bid increment : Rs.1,00,000/- EMD : Rs.38.70 Lakhs

PROPERTY PHOTOS **PROPERTY LOCATION**

Property 2 : Land of 3 acres 48 cents and buildings thereon at RS No.44/4A to 44/4J at Trichy Campus at Paganur Village, Dindigul Main Road, near Chatrapati, Trichy, belonging to PRIST Trust. Prior Encumbrance on Property : Not known. PROPERTY ID No. : IDIB6022808497B. LATITUDE : 10.7401, LONGITUDE : 78.5945.

RESERVE PRICE : Rs.14.60 Crores Bid increment : Rs.1,00,000/- EMD : Rs.50.00 Lakhs

PROPERTY PHOTOS **PROPERTY LOCATION**

Property 3 : Property of 5 acres and 6½ cents as per Document and 4.06 acres or thereabouts in actual with buildings thereon at RS No.187/1, 187/2, 187/3, 187/4 and 187/8 A at Bypass Road, Kumbakonam within Valayapattai Village, Swamimalai Sub-Registration District in Kumbakonam Taluk, belonging to PRIST Trust. Prior Encumbrance on Property : Not known. PROPERTY ID No. : IDIB6022808497C. LATITUDE : 10.9502, LONGITUDE : 79.3477.

RESERVE PRICE : Rs.16.00 Crores Bid increment : Rs.1,00,000/- EMD : Rs.50.00 Lakhs

PROPERTY PHOTOS **PROPERTY LOCATION**

Property 4 : Land and Building (PRIST University) of 24.71 acres situated at Madurai-Sivaganga Road, Arasanur Village, Manamadurai Taluk, belonging to the PRIST Trust. Prior Encumbrance on Property : Not known. PROPERTY ID No. : IDIB6022808497D. LATITUDE : 09.8550, LONGITUDE : 78.3477.

RESERVE PRICE : Rs.31.50 Crores Bid increment : Rs.1,00,000/- EMD : Rs.50.00 Lakhs

PROPERTY PHOTOS **PROPERTY LOCATION**

Property 5 : Land and Building (Medical College and Engineering College) measuring 27 acres and 0.80 ½ cents at S. No.280/1, 280/2, 281/1, 281/2, 282, 57/2A, 396/4, 397/1 & 399/3 and measuring 10 acres and 007 cents at S. No.52/1, 53, 54/1B1, 54/1B2, 55/75, 55/76, 55/82, 396/2 & 396/3 in Manamai & Nallur Village, Thirukalukundram Taluk in Kancheepuram District situated on East Coast Road near Mahabalipuram belonging to PRIST Trust. Prior Encumbrance on Property : Not known. PROPERTY ID No. : IDIB6022808497E. LATITUDE : 12.5739, LONGITUDE : 80.1331.

Hypothecated Items (Plant & Machinery) : Medical College properties and Hypothecated assets such as equipments, machineries & furniture's, fixtures lying at M/s Ponnaiah Ramajayam Institute of Medical Sciences - Medical College & Hospital situated at Manamai-Nallur Villages, Thirukalukundram Taluk, Kancheepuram District.

The description is so exhaustive to enable any third party to identify the hypothecated securities.

RESERVE PRICE : Rs.131.00 Crores** Bid increment : Rs.10,00,000/- EMD : Rs.13.10 Crores

(Mortgage Assets : Rs.127.00 Crores and Hypothecated Assets : Rs.4.00 Crores)**
**GST and other statutory dues applicable as per rules.

PROPERTY PHOTOS **PROPERTY LOCATION**

Property 6 : Land and Building (School) measuring 3 hectares and 65 ares and 160 centiares situated in RS. No.24/1, 24/4, 24/4 part and 23/4, No.67, Thimmanaickenpalayam Village, Abhisekapakkam, Ariyanakupam Firka Pondicherry with building constructed thereon belonging to PRIST Trust. Prior Encumbrance on Property : Not known. PROPERTY ID No. : IDIB6022808497F. LATITUDE : 11.8720, LONGITUDE : 79.7754.

RESERVE PRICE : Rs.14.50 Crores Bid increment : Rs.1,00,000/- EMD : Rs.50.00 Lakhs

PROPERTY PHOTOS **PROPERTY LOCATION**

For more details regarding the above mentioned properties, kindly visit : <https://ibapi.in> or contact Indian Bank, Stressed Assets Management Branch, Chennai in the above Address.

Date and Time of Inspection of the Properties and related documents : 18.07.2024 to 19.07.2024 between 10.00 a.m. and 4.00 p.m.

DATE AND TIME OF E-AUCTION : 31.07.2024 BETWEEN 11.00 A.M. AND 4.00 P.M.

Last Date for submission of Tender form/EMD : 31.07.2024

E-AUCTION WEBSITE **SALE NOTICE** **BANK WEBSITE**

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC LTD to participate in online bid. For Technical Assistance Please call MSTC HELP DESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC LTD, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapiop@mstcecommerce.com. For property details and photograph of the property and auction terms and conditions please visit : <https://ibapi.in> and for clarifications related to this portal please contact help line number '18001025026' and '011-41108131'. Bidders are advised to use PROPERTY ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com/auctionhome/ibapi.

Date : 09.07.2024 Place : Chennai AUTHORIZED OFFICER, INDIAN BANK.