

### DEMAND NOTICE

**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**  
 CIN: U67100MH2007PL174759  
 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kallina, Mumbai 400098  
 Demand Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002, ("The Act") Read With Rule 3 (1) Of The Security Interest (Enforcement) Rules, 2002.

The undersigned being the Authorized Officer of the Edelweiss Asset Reconstruction Company Limited ("EARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In exercise of powers conferred under the Section 13 (2) of the Act read with rule 3 of the security interest (Enforcement) Rules, 2002, the Authorized Officer has issued a Demand Notice under section 13 (2) of the Act, calling upon the following borrower(s), to repay the amounts mentioned in the respective Demand Notice issued to them that are also given below.

In connection with above, Notice is hereby given once again, to the Borrowers to pay EARC, 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, 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 asset have been mortgaged to EARC by the said borrower(s) respectively.

Sl No	Name Of The Borrower(s) Co-Borrower (s)/Loan Account Number	Demand Notice Date & Amount	Details of the Trust & Assignor
1.	1) Mr. GOPU S (Borrower) 2) Mrs. G JAUMUNA (Co-Borrower) LAN: 403HSL92614185 and H403VPL0385589 and 403TSH9264864	19-08-2024 and Rs. 41,61,250.44	EARC TRUST SC 422 and Bajaj Housing Finance Limited

**Description Of Property:** All that piece and parcel of the vacant house site Plot bearing Plot No.28 to a total Extent 2800 Sq.Ft. in the layout GOWRI AVENUE (the layout is Approved vide No. LPDM/DTP.No.349/73, Letter No.6590/73) comprised in Survey No: 135 Part, Pattana.04328 and 4329, as per pattana Survey No. 135/8 and 135/9, situated at Old Village Nos. 128, 99.87, New Village No.1 ANAKUPUTHUR VILLAGE, Pallavaram Taluk, Kancheepuram District, within the Registration District, within the Registration District of South Chennai and Sub-Registration District of Pammal. North by: Plot No. 50 Part-40 Feet South By: 30 Feet Road-40 Feet East by: Plot No. 29- 70 Feet West by: Plot No. 27- 70 Feet. Schedule - B Flat No.AG-1 in the Ground Floor of DONATA ENORA Apartment facing south side having a plinth of 581 sq.ft. along with undivided share of land of 297 sq.ft. in the above A schedule property. The building plan is sanctioned vide PPA No. 23/2013 (C) and PPL No. 153/2012-13 dated 20.12.2013.

If the said Borrowers shall fail to make payment to EARC as aforesaid, EARC shall proceed against the above secured assets under the section 13 (4) of the Act and applicable rules, entirely at the risks of the said Borrower(s) as to costs and consequences. The 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 EARC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 05.10.2024  
 Place: Mumbai  
 Sd/- Authorized Officer  
 For Edelweiss Asset Reconstruction Company Limited

### DEMAND NOTICE

**AMBATTUR BRANCH**  
 M.T.H.Road, Near Ambattur Telephone Exchange,  
 Ambattur, Chennai-600098. Ph.No.044-23464301  
 website:www.centralbankofindia.co.in

Notice u/s 13(2) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

1. We have at your request granted credit facility/ies to you through our Ambattur Branch, the details of which are given below. **Borrowers:** A) M/s Quantum Laser Proprietor Mrs Punitha R, Plot No 2A, Vellala Street, Ambattur Industrial Estate, Chennai-600058. B) Mrs Punitha R W/O Of Mr. Sivasubramanian, 27A, 1st Main Road Gandhi Nagar, Kallikuppam, Ambattur-600053

Name of the account	Facility	Limit /Amount Sanctioned	Balance due as on 01/10/2024
M/s Quantum Laser Proprietor Mrs Punitha R	TL: 5104824050	Rs 10672000/-	Rs 60,08,528.46/- Rupees Sixty Lakh Eight Thousand Five Hundred Twenty Eight and Forty Six Paise only
M/s Quantum Laser Proprietor Mrs Punitha R	CC: 5104838007	Rs 475000/-	Rs 4,87,404/- Rupees Four Lakh Eighty Seven Thousand Four Hundred Four only

2. We inform you that an amount Rs. 64,95,932.46/- (Rupees Sixty Four Lakh Ninety Five Thousand Nine Hundred Thirty Two and Forty Six Paise only) is due to us on 01.10.2024 Out of aforesaid amount you had defaulted in repayment of entire amount Rs. 64,95,932.46/- (Rupees Sixty Four Lakh Ninety Five Thousand Nine Hundred Thirty Two and Forty Six Paise only), which represents the principal plus interest due till 01.10.2024

3. As you have defaulted in repayment of your full liabilities, we have classified your dues as Non-Performing Asset on 28.09.2024 in accordance with the directions or guidelines issued by the Reserve Bank of India.

4. We also inform you that in spite of repeated demand notices and oral requests for repayment of the entire amount due to us, you have not so far paid the same.

5. You are aware that the various limit/s, granted by us are secured by the following Machineryes and movable asset(s)

**Description of Machinery(s) and other movable asset(s) standing in the name of: M/s Quantum Laser Proprietor Mrs Punitha R**

**Details of Machinery(es)/Equipments and Stocks:** 1. SENFENG LEMING FIBER LASER 3KW 4020 RAYCUS SOURCE AUTO FOCUS HEAD ALONG WITH STANDARD ACCESSORIES, 2. Stock (Raw Material, WIP and Finished Goods)

6. For the reason stated above, we hereby call upon you to discharge in full your liabilities to us within a period of 60 days from the receipt of this notice, failing which we will be exercising the powers under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above. The powers available to us under section 13 of the Act, inter alia, includes power to (i) take possession of the secured assets of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset, (ii) take over the management of the business of the borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset, (iii) appoint any person as manager to manage the secured assets, the possession of which has been taken over by us (secured creditor) and any transfer of secured asset by us (val) vest in the transferee all rights in, or in relation to, the secured asset transferred as if the transfer has been made by you, (iv) require at any time by notice in writing, any person who has acquired any of the secured assets from you and from whom any money is due or may become due to pay, to pay to us (secured creditor), so much of the money as is sufficient to pay the secured debt.

7. The amount realized from the exercising of the powers mentioned above, will first be applied in payment of all costs, charges and expenses which in the opinion of us has been properly incurred by us or any expenses incidental thereto, and secondly applied in discharge of the dues of us as mentioned above with contractual interest from the date of this notice till the date of actual realization, and the residue of the money, if any shall be paid to the person entitled thereto in accordance with his right and interest, if no person is entitled to receive such amount, shall be paid to you.

8. Please take note that after receipt of this notice, you shall not transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice, without prior consent of the secured creditor. We draw your attention to section 29 of the Securitization and Reconstruction of Financial or with fine, or with both, if you contravene the provisions of the Act

9. We also inform you that, notwithstanding our action or proceeding under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, we reserve our right either (i) to simultaneously file, proceed and pursue suits/Applications/cases against you and or guarantors before DRT/Court, as the case maybe, to realize the outstanding dues from you and or guarantors, and or (ii) to proceed against you and or guarantors before Debts Recovery Tribunal/Courts, for recovery of the balance amount due to our bank, if the entire outstanding amount together with the contractual rate of interest, are not fully satisfied with the sale proceeds of the secured assets. (iii) to proceed against you and or guarantor/s for initiating Criminal action for the acts, or omission committed by you under the provisions of law.

10. Your attention is invited to provisions of sub Sec (8) of the sec (13) of the act in respect of time available to you to redeem the secured assets.

Place: Ambattur  
 Date: 01.10.2024  
 Authorised Officer/Chief Manager  
 Central Bank of India

### POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of Vistaar Financial Services Private Limited 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 Demand Notice dated 18-07-2024 calling upon the Borrower(s): 1) Mr/Mrs. Kannan.E Slo, Mr. Elumalai, D.No: 245, Kuppamuthu Valavu, Eruppali, Salem, Tamilnadu-637101 (Borrower), 2) Mr/Mrs. Lakshmi Kannan W/o. Mr. Kannan, D.No: 245, Kuppamuthuvalavu, Eruppali, Salem, Tamilnadu-637101 (Co-Borrower), 3) Mr/Mrs. Elumalai Govintha Gounder, D.No: 245, Kuppamuthu Valavu, Eruppali, Salem, Tamilnadu-637101 to repay the amount mentioned in the Notice being Rs.20,10,944.82/- (Rupees Twenty Lakhs Ten Thousand Nine Hundred and Forty Four and Eighty Two Paise Only) against Loan Account No. 0252SBML00895 as on 12-07-2024 along with future interest and other charges etc till actual payment within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 6 of the Security Interest (Enforcement) Rules, 2002 on this 3rd day of October of the year 2024.

The Borrower(s) 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 Vistaar Financial Services Private Limited for an amount Rs. 20,10,944.82/- (Rupees Twenty Lakhs Ten Thousand Nine Hundred and Forty Four and Eighty Two Paise Only) as on 12-07-2024 along with future interest and other charges etc till actual payment.

The Borrowers' 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 IMMOVABLE PROPERTY:**  
 All the piece and parcel of the immovable property Salem West Registration District, Jalagandapuram Sub-Registration, Mettur Taluk, Avadhoothi Village, Survey No.8471, Punjai Hecter 2.85.0 (Punjai Acre 7.04 Cents) Thevai Ras: 14.82. In this as per sub division Survey No. 8471A Punjai Hecter 2.55.03 (Punjai Acre 6.30 Cents) Thevai Ras: 9.80 Pattna No. 961 land in this number Punjai Acre 0.22 Cents boundaries for the said land: South by: Remaining land belongs to Elumalai; East by: Remaining land belongs to Elumalai; West by: Panchayati Road left from Gopalapuram to Elumalai land; North by: Land belongs to Kuppaimmal and Settu Land in this measuring Punjai Acre 0.22 (Twenty Two Cents) Punjai Agri land. It includes all rights, to and fro transportation of men, cattle, lorries, tractors, heavy weighed vehicles running in the said common road. Further it includes all easmentary rights attached with the said land.

Date: 03-10-2024  
 Place: Salem  
 Sd/- Authorized Officer  
 Vistaar Financial Services Private Limited

### DEMAND NOTICE

**NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

NOTICE is hereby given by Vistaar Financial Services Pvt Ltd (VFSP), that the following borrowers who have availed loan against property from Vistaar Financial Services Pvt Ltd and failed to pay Equated Monthly Installments (EMIs) of their loan to and their loan account has been classified as Non-performing Asset as per the guidelines issued by Reserve Bank of India. The Borrowers have provided security of the immovable property towards the loan, the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrowers to Vistaar Financial Services Pvt Ltd as on date are also indicated here below. The borrowers as well as the public in general are hereby informed that the undersigned being the Authorized Officer of Vistaar Financial Services Pvt Ltd, the secured creditor has initiated action against the following borrowers under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the SARFAESI Act). If the following borrowers fails to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice along with further interest and other charges if any, the undersigned will exercise any one or more of the powers conferred on the Secured Creditor under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the property and sell the same. The public in general is advised not to deal with property described here below.

Sl.No.1	Account No	Name of the Borrowers and Co-Borrowers	Total Loan Outstanding in INR)	Total Loan Outstanding as on
	0252SBM L01030	1.Mr/Mrs.VINOTH AYASAMY, ...Borrower 2.Mr/Mrs. KALAIYANI R., Co Borrower 3.Mr/Mrs. AYASAMY ANNAMALAI, ...Co Borrower	Rs.25,72,477.51/-	06-09-2024

**[Description of the Secured Asset:]**All the piece and parcel of the immovable property at Salem West Registration District, JALAGANDAPURAM Sub Registration District, Mettur Taluk, Nangavali Village, Survey No: 1952A6, Punjai Hecter 0.24 (Punjai Acre 0.59 1/2 Cents) Thevai Ras: 1.33, Pattana No: 736. Land in this Nangavali Village Old 6th Ward, Current 8th Ward Santiyoor Kaatavala. West by: Land belongs to Valliammai and others, East by: Partitioned land belongs to Vayyapuri, North by: land belongs to Chinathambi and common land, South by: Land belongs to Kandhappa Gounder and others. Land in this measuring Punjai Acre 0.10.699 Cents including all its rights. In this 996 Sq.Ft or 93 Sq.Metre Ground Floor with R.C.C Terrace house with 396 Sq.Ft.36 Sq.Metre Terrace house building at First floor, including windows, doors and its fittings, with four sided compound walls around the building, further including drinking water, rain water and sewage passage. Further it includes easmentary rights for all regular passage of roads.

Sl.No.2	Account No	Name of the Borrowers and Co-Borrowers	Total Loan Outstanding in INR)	Total Loan Outstanding as on
	0244SBM L00783	1.Mr/Mrs.SETTU PALANISAMY, ...Borrower 2.Mr/Mrs. REVATHI.C., Co Borrower 3.Mr/Mrs. PAZHANISAMI SITTAN, 4.Mr/Mrs. VALLI PAZHANISAMI,	Rs.34,90,124.90	06-09-2024

**[Description of the Secured Asset:]**All the piece and parcel of the immovable property situated at District: Salem, Registration District: Salem West RD, Sub - Registration District: Omalur, City Taluk: Omalur Taluk, Village/Area: Omalur, bearing S No: 239/2, S.No: 239/2B, 239/2B1, to the extent of 1.05 Cents and bounded on the To the East of: The Car Track and the Southern Land; To the West of: The Land belonged to Muniappan, To the North of: Multitackkenpatti Road, and the land belonged to Rajendran, To the South of: The land belonged to Tami Nadu Water Board, and the land belonged to Pappamall.

Place: Chennai  
 Date: 04-10-2024  
 For Vistaar Financial Services Pvt Ltd  
 Authorised officer

### 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 22-10-2024 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 22-10-2024. 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 21-10-2024 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 and Branch	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.	TCHHL04040 00100107273 & TCHIN040400 0100108697	MR GAJENDRA GOLLAPALLI MRS.RAMYA	Rs. 34,24,097/- is due and payable by you under Agreement No. TCHHL0404000100107273 and an amount of Rs. 1,11,916/- is due and payable by you under Agreement No. TCHIN0404000100108697 and Totaling to Rs. 35,36,013/- & 08-02-2024	PLOT No. 11- Rs. 19,00,000/- And PLOT No. 12- Rs. 19,00,000/-	PLOT NO 11- Rs. 1,90,000/- And PLOT No 12- Rs. 1,90,000/-	Physical
2.	TCHHL04040 00100084281	MR. C.MOHAMED HANIFF, MRS. RESHMASHAHADIYA CS	Rs. 2,25,96,684/- 09-11-2022	Flat No.S1 - Rs. 45,00,000/- And Flat No.S2 - Rs. 35,00,000/- And Flat No.S3 - Rs. 40,00,000/-	Flat No.S1 - Rs. 4,50,000/- And Flat No.S2 - Rs. 3,50,000/- And Flat No.S3 - Rs.4,00,000/-	Physical
3.	TCHHL04040 00100073243 & TCHHF04820 0010005860	Mrs. Valli Sivakumar Mr. Sivakumar	Rs. 2518286/- is due and payable by you under Agreement No. TCHHL0404000100073243 & an amount of Rs. 310831/- is due and payable by you under Agreement No. TCHHF0482000100075860 totalling to Rs. 2829117/- (Rupees Twenty Eight Lakh Twenty Nine Thousand One Hundred Seventeen Only) & 19-12-2022	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Physical
4.	TCHHL04040 00100089054 & TCHIN040400 0100089711	Mr.Vinaya Shankar S Mrs. S Sharmila	Rs. 34,57,648/- is due and payable by you under Agreement No. TCHHL0404000100089054 and an amount of Rs. 80,922/- is due and payable by you under Agreement No. TCHIN0404000100089711 and Totaling to Rs.35,38,570/- (Rupees Thirty Five Lakh Thirty Eight Thousand Five Hundred Seventy Only) & 08-02-2024	Rs. 45,00,000/- (Rupees Forty Five Lakh Only)	Rs. 4,50,000/- (Rupees Forty Thousand Only)	Physical

**DESCRIPTION OF THE IMMOVABLE PROPERTY:** All That Piece And Parcel Of The Property Bearing Plot No.11, Measuring 1590 Sq.Ft., And Plot No. 12 Measuring 1590 Sq.Ft., Totally Measuring An Extent Of 3180 Sq.Ft., Situated At Oms Green City, Comprised In S.No.93/33, And S.No.93/18, As Per Pattna No.1258,1259 New Survey No.93/18a And 93/33a, Cf Vattambakkam Village, Sriperumbudur Taluk, Now Kundrathur Taluk, Kancheepuram District And The Land Bounded On The: Plot No. 11. North By 23 Feet Road --53 Feet South By - Plot No.12--53 Feet East By Plot No.10--30 Feet West By Vacant Land--30 Feet Measuring An Extent Of 1590 Sq. Feet. Plot No. 12. North By Plot No.11-----53 Feet South By - 23 Feet Road-----53 Feet East By Plot No. 13----- 30 Feet West By Vacant Land-----30 Feet Measuring An Extent Of 1590 Sq. Feet. Situated Within The Sub Registration District Of Sungavachattiram And Registration District Of Chengalpatt.

**DESCRIPTION OF THE IMMOVABLE PROPERTY:** All That Piece And Parcel Of The Schedule A Property (Total Extent Of Property) All That Piece And Parcel Of Property, Bearing Old Door No.35/1, Then Door No.35/5 And 35/5, New Door Nos.101/1 And 101/2, Pari Street, Puliur Cholamadu, Chennai-600094, Comprised In Survey Nos.125/1 And 125/4, T.S.No.6/6, Block No.10, Of Puliur Village, Egmore Taluk, Chennai District, Within The Limits Of Chennai Corporation, Measuring An Extent Of 2395 Sq.Ft. Of Land Thereon: Bounded On The: North By: Pari Street South By: Canal East By: Old Door No.35, New Door No.99 West By: Old Door No.35/2, New Door No.102. Measuring On The: East To West On The Northern Side - 36 Feet, East To West On The Southern Side - 35 Feet, North To South On The Eastern Side - 74 Feet, North To South On The Western Side - 66 Feet. Situated Within The Registration District Of Chennai Central And Sub Registration District Of Kodambakkam. **SCHEDULE 'B' PROPERTY (Property Herby Conveyed)-** 248 Sq.Ft., Undivided Share Of The Land Out Of Schedule 'A' Mentioned Property With 558 Sq.Ft Plinth Area In Second Floor, Bearing Flat No.S2 And 370 Sq.Ft Undivided Share 'Of Land Out Of Schedule 'A' Mentioned Property With 830 Sq.Ft Plinth Area In Second Floor Bearing Flat No.S3 And 454 Sq.Ft Undivided Share Land Out Of Schedule 'A' Mentioned Property With 1019 Sq.Ft Plinth Area In Second Floor Bearing Flat No.S1. Building Measuring 558 Sq.Ft Including Common Areas Along With One Covered Car Parking In Stilt Floor, Apartment Named As Aton.

**DESCRIPTION OF THE IMMOVABLE PROPERTY:** In Salem R.D., Thathagapathy Sub Registration District, Salem Taluk, Erumpalayam Village, Patta No.73, S.No.73, S.No.461/5, Punja Hecter 0.955 Acre 2.36 Acre And S.No.461/6, Punja Hecter 0.565, Punja Acre 1.40, The Above Two Survey Lands Are Comprised Into House Plots Under The Name Of 'Apple Homes' Our Of Those Plots One Such Eastem Part Of Plot No.7 The Land Measured Of 1950 Sq.Ft Is Released To This Description. The Boundaries And Measurements For The Same Are: North By: 23 Feet East West Road South By: Plot No.16 & 17 East By: Land Of S.No.461/5 West By: Western Part Of Plot No.7. Within The Above Boundaries Are Measuring East-West Both Side 39 Feet, North-South Both Side 50 Feet; Totalling 1950 Sq. Ft. Of Land In Full And With All Pathway Rights And Easement Rights Annexed Thereto. The Above Described Property Situated Within The Limit Of Erumpalayam Village Panchayat.

**DESCRIPTION OF THE IMMOVABLE PROPERTY:** Rs. 34,57,648/- is due and payable by you under Agreement No. TCHHL0404000100089054 and an amount of Rs. 80,922/- is due and payable by you under Agreement No. TCHIN0404000100089711 and Totaling to Rs.35,38,570/- (Rupees Thirty Five Lakh Thirty Eight Thousand Five Hundred Seventy Only) & 08-02-2024

**DESCRIPTION OF THE IMMOVABLE PROPERTY:** All That Piece And Parcel Of The Vacant Land In Measuring An Extent Of 1500 Sq.Ft., Out Of The Total Extent Of 1741.28 Sq.Ft., Situated At Plot No. 38 In " Saint Anthony Nagar", Comprised In Survey No.663 As Per Tsr Ward-E, Block No.17, T.S.No.8/34 Of Korattur Village, Ambattur Taluk, Chennai District, Formerly Tiruvallur District, Within The Limits Of Chennai Corporation, And Bounded As Follows: On The North: 24 Feet North West Road On The South: Vacant Land On The East: Remaining Portion Of Plot No.38 On The West: Plot No.39 Adjoining Northern Side: 30 Feet 0 Inches, Southern Side: 40 Feet 0 Inches, Eastern Side: 35 Feet 4 Inches Western Side: 69 Feet 0 Inches Measurement 1500 Sq.Ft. Situated Within The Registration District Of Central Chennai And Sub-Registration District Of Villivakkam

### Regional Stressed Asset Recovery Branch (ROSARB)

1st floor, No.10, C.P Ramasamy Road, Alwarpet, Chennai-600 018.  
 Phone : 044 2345 4221/97899 74307

### 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) & (2) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below :-

Name & address of Borrower/s / Guarantor/ Mortgagor	M/s Daarin Pro Machines, No 147/64, SIDCO Industrial Estate, Ambattur, Chennai 600 098. 2. M/s Daarin Pro Machines, Proprietor: Mr Vincent Raju, No 44A, 22, 18th Avenue, Ashok nagar, Chennai 600 083. 3. Represented by Proprietor Mr Vincent Raju and Guarantor, Mrs Valsala Raju, Both residing at 1C, Wood Winds, No 42, 10th Avenue, Ashok Nagar, Chennai 600 083. 4. M/s Nivjer Infrastructure, No 147/64, SIDCO Industrial Estate, Ambattur, Chennai 600 083. 5. M/s Nivjer Infrastructure, Proprietor: Mr Vincent Raju, No 44A, 22, 18th Avenue, Ashok nagar, Chennai 600 083. 6. Represented by Proprietor Mr Vincent Raju and Guarantor, Mrs Valsala Raju, Both residing at 1C, Wood Winds, No 42, 10th Avenue, Ashok Nagar, Chennai 600 083. 7. Mr Vincent Raju and Mrs Valsala Raju, 1C, Wood Winds, No 42, 10th Avenue, Ashok Nagar, Chennai 600 083.
<b>Total Dues : as on 03.10.2024 Rs. 1,20,08,223.47</b> plus further interest thereon from 04.10.2024 and other legal charges	<b>Symbolic Possession</b>
<b>Description of Immovable Property: Schedule -A :</b> All that piece and parcel of Vacant land with building being Plot No A-52, Door No 42, 10th Avenue, Ashok Nagar, Chennai 600 083, comprised in Survey No 148, T S No 57, Block No 57 of Kodambakkam Village, measuring 3 grounds and 1284 sq.ft (848 sq.ft) or thereabouts, together with the house existing thereon and the said property bounded on the North by : C Plot, South by : 120 Feet Road, East by : Plot No A53 and West by : Plot No A51. Measuring East to West on the Northern side 61' 6". On the Southern side 61' 6". North to South on the Eastern Side 137' 6" and on the Western Side 138' 0" in all measuring 3 grounds and 1284 sq.ft and situated within the Registration district of Chennai Central and Sub-Registration District of Ashok Nagar The property is lying within the limits of Chennai Corporation.	
<b>Schedule-B:</b> Undivided 1/11.43 share ( 742.35 Sq.ft) share in the Schedule "A" property with a right to construct a flat in the First Floor Front having total Plinth area of 1400 sq.ft including common areas.	
<b>Schedule-C:</b> A Flat in First floor front comprising of living, dining hall, three bedrooms with attached toilets, kitchen, service area etc., Common area includes staircase, corridor, open terrace, underground pump, overhead tank, servants toilet and specific car park slot more particularly mentioned in the builder's agreement dated 27/12/2002, Memorandum of deposit of title deeds document No 2238/2009 dated 19/09/2009 (for housing loan limit of Rs 14.54 Lakhs), Memorandum of deposit of title deeds vide Doc No 2727/2010 dated 27/12/2010 (M/s Daarin Pro Machines for Rs 15.00 Lakhs and M/s Nivjer Infrastructure for Rs 10.00 Lakhs aggregating Rs 39.54 Lakhs), Memorandum of Deposit of title deeds No 24/10/2013 dated 01/10/2013 (Additional OD limit of Rs 30.00 lakhs in the name of M/s Daarin Pro Machines), Memorandum of deposit of title deeds document No 3055/2015 dated 12/11/2015 (AAA loan for Rs 23.00 Lakhs) and Memorandum of deposit of title deeds document No 190/2016 dated 28/01/2016 (Additional OD limit of Rs 20.00 lakhs in the name of M/s Nivjer Infrastructure and Sale deed bearing document No 832/2003 dated 31/03/2003.	
<b>Reserve Price : Rs. 121,60,000/-</b>   EMD Amount : Rs. 12,16,000/-   Bid Increase Amount : Rs. 1,00,000/-	
<b>Property Inspection Date &amp; Time : 28.10.2024 11:00 AM to 03:00 PM</b>	<b>Date &amp; Time of E-auction : 05.11.2024 02:00 PM to 06:00 PM</b>
For detailed terms and conditions of sale, please refer to the link provided in <a href="https://www.bankofbaroda.in/e-auction.htm">https://www.bankofbaroda.in/e-auction.htm</a> and online auction portal <a href="https://ebkray.in">https://ebkray.in</a> . Also, prospective bidders may contact the Authorized Officer -044-23454221/97899 74307.	
<b>Place : Chennai</b> Date : 04.10.2024	<b>AUTHORISED OFFICER</b> <b>BANK OF BARODA</b>