

# Jubilant FoodWorks hits 52-week high

Brokerages offer mixed outlook after strong Q3 showing

NIKITA VASHISHT  
New Delhi, 6 January

Jubilant FoodWorks shares rallied 4.9 per cent, scaling a fresh 52-week high of ₹796.75 per share on the BSE during Monday's intraday trade. This came after the company put up a healthy show during the October-December quarter (Q3) of the financial year (FY25).

While the stock pared most of its gains due to overall weakness in the market, it managed to settle 0.93 per cent higher at ₹765.95 per share. By comparison, the benchmark Sensex dropped 1,258 points (1.6 per cent) to end below the 78,000 level. Jubilant FoodWorks, which runs stores under brands like Domino's Pizza, Popeyes, Dunkin' Donuts, and Hong's Kitchen, said its provisional consolidated revenue from operations surged 56.2 per cent year-on-year (Y-o-Y) to ₹2,153.2 crore in Q3FY25. On a standalone basis, its revenue from operations rose 18.9 per cent to ₹1,611.1 crore.

It said Domino India's like-for-like (LFL) growth came in at 12.5 per cent during the December quarter, while Domino's Turkey's LFL growth came in at -3.2 per cent.

"At the end of the December quarter, Jubilant group's network reached 3,260 stores, with a net addition of 130 stores during the quarter. Domino's India opened 60 net new stores in Q3FY25, ending the quarter with 2,139 stores. Domino's Turkey, on the other hand, opened 25 net new stores, ending the quarter with 738 stores," Jubilant FoodWorks said in a statement.

Jubilant FoodWorks is one of the leading quick service restaurant (QSR) companies. Its group network comprises over 3,000 stores across six markets — India, Turkey, Bangladesh, Sri Lanka, Azerbaijan, and Georgia.

Apart from the leading brands and franchise groups, the group has a CAFÉ brand — COFFY in Turkey.

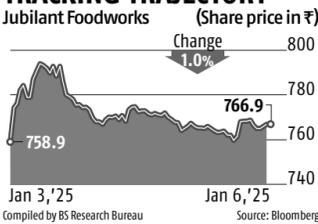
Over the past one month, Jubilant FoodWorks share price has surged 10.95 per cent on the bourses against a 4.3 per cent decline in the Sensex.

Jubilant FoodWorks hit an all-time high of ₹915.49 per share on October 13, 2021, and a record low of ₹16.16 on February 8, 2010.

The stock's 52-week low, however, is



## TRACKING TRAJECTORY



₹420.8 per share, touched on March 14, 2024.

Recently, global brokerage Jefferies increased Jubilant Food share price target to ₹1,000 from ₹800 as it anticipates the same-store sales to grow in the mid to high single-digit range.

Jubilant's margins, Jefferies said, likely reached their lowest point in early 2024 and are poised for further improvement.

Kotak Institutional Equities, however, has retained its 'reduce' rating on the stock due to expensive valuation. The brokerage has a target price of ₹675 on the stock.

"We estimate Domino's earnings before interest, taxes, depreciation and amortisation (Ebitda) margin to be 125 basis points (bps) better than Jubilant's standalone Ebitda margin due to the losses of other brands. Domino's India is on the mend (likely regaining lost share), but we expect margin recovery to be gradual, and Jubilant's standalone pre-Ind AS Ebitda margin to settle 350 bps below the FY22 peak of 18 per cent," the brokerage said.

Expensive valuation prevents us from turning constructive even as the business is turning around, it added.



SANJAY KUMAR SINGH & KARTHIK JEROME

Ajay Singh (name changed on request), a 35-year-old Noida-based lawyer, plans to invest in factor (or smart-beta) funds in 2025. However, upon reviewing their performance, he found that their returns vary significantly from year-to-year. While the alpha index outperformed in 2024, value led in 2023 and 2022. With so much variation in performance, how should retail investors like Singh choose a factor index fund or exchange-traded fund?

A market cap-based index selects and assigns weights to stocks based on market cap, favouring larger companies. In contrast, factor-based indices select and give weights to stocks based on specific characteristics, like momentum, value, quality, and so on.

### Ability to outperform

Market cap-based funds mirror index returns. Factor funds have the potential to outperform broader market indices. They also have lower expense ratios than active funds.

"These funds do not carry fund manager risk," says Deepesh Raghav, a Securities and Exchange Board of India (Sebi)-registered investment adviser (RIA). The risk of poor fund manager decisions or change of manager does not affect them.

# Select factor fund based on conviction, risk appetite

## WINNER FACTOR KEEPS ROTATING

(Returns in %)

Factor index	2020	2021	2022	2023	2024
Nifty Alpha 50	52.7	75.4	-13.5	43.7	33.5
Nifty 50	16.1	25.6	5.7	20.7	10.0
Nifty 500 Value 50	8.5	56.4	23.2	59.4	19.3
Nifty 500 Momentum 50	21.0	78.9	-7.6	47.1	26.5
Nifty 200 Quality 30	26.3	26.2	-4.4	32.0	14.1
Nifty Low Volatility 50	24.7	20.9	7.3	33.2	16.0

Winner for each year marked in bold. Returns are based on total return index. Data as on January 6, 2025.

Source: Niftyindices.com

### Spells of underperformance

No single factor index, however, outperforms consistently. "Performance rotates. The factor you pick can go through a reasonably long bad patch lasting two-four years," says Raghav.

Even when a factor index performs well, funds tracking it may fail to replicate those returns. "This could happen due to costs, cash allocation, and difficulty in executing the strategy because of the illiquid nature of stocks that have to be picked," says Arun Kumar, head of research, FundsIndia. Passive stock selection can also bring into the portfolio companies with weak corporate governance.

### Varied historical performance

Historical data show varied perform-

ance among factor indices. "Momentum has delivered the maximum returns since April 2005, though with higher volatility. Low volatility has provided the best risk-adjusted returns with the lowest volatility. Value and quality styles are more cyclical. Their performance keeps shifting across cycles," says Sharwan Goyal, fund manager and head, passive, arbitrage, and quant strategies, UTI Asset Management Company.

### Core portfolio approach

One approach to factor investing can be to select multiple factor funds for the core portfolio. "Include five different styles: quality, growth, momentum, value, and mid and small (treating size also as a factor). Allocate 20 per cent to each. Hold this portfolio

for at least five-seven years. Rebalance whenever there is a deviation by plus or minus 5 percentage points from original allocation," says Kumar. This approach, he says, can smoothen an investor's journey as two or three of the five strategies would hold up the portfolio at any point.

### Satellite portfolio approach

Alternatively, build your core portfolio with market cap-based passive funds (allocate 40-60 per cent to it). Allocate the rest to the satellite portfolio, picking one or two factor funds for it.

"Go for those styles of factor funds in which you have high conviction. This will make it easier to hold on to them during periods of underperformance," says Raghav. He recommends allocating 10-15 per cent of the equity portfolio to each factor fund.

Investors' risk appetite can be another criterion. "Conservative investors may invest in a low-volatility style as it provides downside protection. Those with the appetite for higher volatility may invest in the momentum strategy, which has performed well over the long term," says Goyal. Avoid selecting factor funds based solely on past performance, as a winner in the recent past could be headed for a downturn.

# Indian bond index inflows may lag estimates: Morgan Stanley

Indian bonds included last year in a key global benchmark will fail to draw as much money as previously estimated, according to Morgan Stanley. Fully accessible route bonds — those offered to global investors without limits — will fall short of an initial \$25 billion to \$30 billion passive flow that was estimated to come in after their inclusion to the JPMorgan Government

Bond Index-Emerging Markets, analysts Nimish P Prabhu and Gek Teng Khoo wrote in a note. They cited pressure on the Indian rupee, rising US Treasury yields, a hawkish Federal Reserve stance and uncertainties around US trade policy as reasons for the shortfall. In addition, most emerging-market government-bond-index funds are active managers

"who are not bound to add positions on the index rebalancing date," they added.

Their prediction comes as markets everywhere prepare for a volatile 2025, marked by tariff disputes expected during Donald Trump's second stint as US president, as well by a US dollar seen staying strong as the American economy remains resilient.

BLOOMBERG

# US 30-year bond yield highest since 2023

US Treasuries slumped, lifting the yield on 30-year bonds to the highest since late 2023, as a rattled market prepares for \$119 billion of fresh government debt issuance this week.

The 30-year rate climbed as much as four basis points to 4.85 per cent, the most since November 2023, before a \$58 billion sale of three-year notes on Monday. The Treasury will

also auction 10-year notes on Tuesday and 30-year bonds on Wednesday, each a day earlier than normal due to Thursday's state funeral of former President Jimmy Carter. The uptick in yields adds further pressure to US debt, which has come under scrutiny in recent weeks over concerns the incoming Trump administration will reignite inflation.

BLOOMBERG

**SHRIRAM HOUSING FINANCE LIMITED**  
 Reg. Off.: Srinivasa Tower, 1st Floor, Door No. 5, Old No. 11, 2nd Lane, Cenatopha Road, Alwarpet, Teynampet, Chennai-600018  
 Branch Office: - Srinivasa Tower | First Floor | Cenatopha Road, Thanampet | Chennai - 600018  
 Website: http://www.shriramhousing.in

### PHYSICAL POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Shriram Housing Finance Limited (SHFL) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices. 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 physical 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 this 06th day of January, 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Shriram Housing Finance Ltd. for an amount as mentioned herein below with interest thereon.

Borrower's Name and Address
<b>Mr S Munusamy (Borrower/Applicant) S/o Subramani</b> No. 2372, Main Road, K Mottur, Gudiyattam, Near Mariyamman Kovil Kallapadi, Vellore - 632 601 Also At: Mr S Munusamy , MUNUSAMY MILK BUSINESS No. 2372, Main Road, K Mottur, Gudiyattam, Near Mariyamman Kovil Kallapadi, Vellore - 632 601
<b>2.Mrs. Jothi (Co-borrower/Co-Aplicant) S/o. S Munusamy</b> No. 2372, Main Road, K Mottur, Gudiyattam, Near Mariyamman Kovil Kallapadi, Vellore - 632 601
Amount due as per Demand Notice
<b>Rs.13, 98, 172/- (Rupees Thirteen Lakhs Ninety Eight Thousand One Hundred and Seventy Two Only) in respect of Loan Account No. SHLHVLR0000191 as on 09.10.2024</b>
Description of Mortgaged Property
<b>Item No: 1 : All that piece and parcel of the land and building in Plot No. 3, all that piece and parcel of the land and building situated Door 2372, Main Road, Near Mariyamman Kovil, K.Mottur Village, Kallapadi Post, Gudiyattam Taluk, Vellore District, Tamil Nadu 632601, measuring 1287 Sq.Ft of land comprised in Town Survey No. 279/1A New S.No. 279/11 within the Sub-Registration District Gudiyatham Registration District of Vellore within the boundaries hereunder within the Sub-Registration District of Vellore Registration District of Vellore within the boundaries hereunder : East by :Plot No 4, West by:Plot No 2 North by :Street Road Measuring: On the Northern Side :33 Ft, On the Southern Side:33 Ft On the Eastern Side :39 Ft, On the Western Side :39 Ft Ad measuring 1287 Sq.Ft of land and building</b>
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.
Place : Vellore Date : 06-01-2025

**Kolhapur Municipal Corporation**  
 (Health/ Solid Waste Management Department)  
**Public Tender Notice No.101 (Corrigendum)**  
 This is to inform all organizations/contractors in Kolhapur city and outside the city that, earlier in published tender notice No. 101 last Date for bid submission of tenders was mentioned as 06.01.2025 at 03:30 p.m. instead the closing date for bid submission of tender should be read as on 13.01.2025 at 03:30 p.m. o'clock. Also, the said call will be treated as first call.

Sd/-  
Administrator  
Kolhapur Municipal Corporation

**VEPERY BRANCH**  
 P.B.No.477, 136 A.P. Road, Choolai, Vepery  
 Mob.: 94443 10943  
 Email - cb0943@canarabank.com

### POSSESSION NOTICE [for Immovable property]

Whereas, the undersigned being the Authorised Officer of Canara Bank, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice on the dates mentioned below calling upon the borrowers mentioned herein below 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 borrower and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act, read with rule 8 & 9 of the security Interest Enforcement Rules, 2002 on this 3<sup>rd</sup> day of January of the year 2025.

The borrowers in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Canara Bank for an amount and future interest, costs thereon mentioned herein below respectively.

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

**S.No.1: Name of the Borrowers: 1.Ms.Gayathri Jewels, No.1, Venkatasamy Lane, Edapalayam First Floor, Park Town, Chennai - 600003, 2.Srinivasan A P S, No.89 Venkatadri Street, First Floor, Kosapattai, Chennai - 600123, 3.Late. Mr. A P Sampath (Guarantor - Deceased) S/o Pakiri Achari, No. 46/8, Kuthambiran Street, Pullyanthope, Perambur Barracks, Chennai-600012, 4.Mr.K.Kumar (Guarantor) S/o.Kandasamy, No.50/30, Andalappan Street, Choolai, Chennai-600112, 5.Gajalakshmi S (Wife And Legal Heir Of Late. Mr. A P Sampath) No.89 Venkatadri Street, First Floor, Kosapattai, Chennai - 600122; Demand Notice Date: 12.09.2024; Amount claimed as per Demand Notice: ₹ 13,09,841.27 (Rupees Thirteen Lakh Nine Thousand Eight Hundred Forty One and Twenty Seven paise only) as on 31.08.2024 and interest thereon.**

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
 Name of Title Holder: Late.Mr.A.P.Sampath. All that piece and parcel of Building and Ground bearing Door Nos. 1, Old No. 1506, R.S. No. 8777 measuring an extent of 270.5 square feet of Land with commercial Building and being bounded on the North by R.S.No. 8775, South by R.S.No. 8778, East by R.S.No. 8776, West by R.S.No. 8774, 8775. Situated within the Sub - Registration District of Sowcarpet, and Registration District of North Chennai.

**S.No.2: Name of the Borrowers: 1.Gem Hardware Paints, 195, Anna Salai, Heritage Town, Pondicherry - 605001, 2.Saravanan M, No.9, Pandian Street, Venkateshwara Nagar West, Pondicherry-605106, 3.Vasantha M, W/o Late Mr.Mani, No.6, Valluva Pandaram Street, Kosapat, Chennai-600012, 4.Jambulingam M, S/o C.Mani Gem Hardware And Paints, 69B, Anna Salai, Pondicherry - 605001, 5.Sridevi M, 19-25 EWS NH-1, Manimalgudi Street, Maraimalainagar, Chennai-603209, 6.Dhanalakshmi M, W/o.S.Mahalingam, No.4, Water Tank Street, Pudukkuppam, Pondicherry - 605014, 7.Parthiban M, No.6, Valluva Pandaram Street, Kosapat, Chennai-600012; Demand Notice Date: 01.10.2024; Amount claimed as per Demand Notice: ₹ 2,57,032.74 (Rupees Two Crore Fifty Seven Lakh Eighty Two Thousand Thirty Two And Seventy Four Paise Only) as on 30.09.2024 and interest thereon.**

**DESCRIPTION OF THE IMMOVABLE PROPERTIES**  
 1. All that piece and parcel of Land and Building bearing Old Door Nos. 12 and 18, New Door No. 3/15, Present Door No. 6/13, Valluvapandaram Street, (formerly known as Ubbaravalluvar Street), Chennai - 600012, comprised in C.No. 2994, Old Survey No. 1757, R.S.No. 2859/12, as per patta/R.S.No. 2859/12, Block No.44, Purasawalkam Village, Land measuring an extent of 1320 sq.ft together with Building thereon, Bounded on the : North by: Valluvapandaram Street, South by: Chengalvaroyal/Vai Palanc Land, East by: ArumugamMudaliar House, West by: KuppasameNaicker House. Measuring: Northern side: 22 feet, Southern side: 22 Feet, Eastern side: 60 Feet, Western side: 60 Feet Within sub registration district of Purasawalkam and Registration district of Chennai central.  
 2. Pudukcherry Registration District, Pudukcherry Sub Registration District, within the limit of pudukcherry Municipality, Pudukcherry Commune, Village No.40, Pithambiran Revenue Village, Pudukcherry Town, Anna Salai at Door No.193, Ward-C, Block No. 6, T.S.No. 164, R.S.No. 239pt, Patta No. 2258, measuring to the extent of East-West 44 on South, 414' on north South-North 9'6" on east, 10' on west, Area: 418 sq feet Building. Boundaries: East of Anna Salai, West of Building in T.S.No. 176, North of building in T.S.No 195 of Sunilkumar, South of building in T.S.No. 191.  
 3. All that piece and parcel of Land and Building bearing Old Door No. 55/17, New Door No. 17/1 (Southern side portion), Gutput Maiden First Street now Gutput Pallam First Street, Otteri, Chennai - 600012, Comprising in Part of Old R.S. Nos. 2770/1, and 2770/6, Present R.S.Nos. 2770/11 Part, 2769/2 and 2770/8, Purasawalkam Village, Land Measuring an Extent of 1228 sq feet (863 sq feet + 230 sq feet + 135 sq feet), together with Building thereon, Bounded on the: North by: The northern portion sold to Vijayakumar, South by: Naina Mohamed's property, East by: Gutput Maiden First Street, West by: Naina Mohamed's property. Within the Sub Registration District of Purasawalkam and Registration District of Chennai Central.  
 Date : 03.01.2025  
 Place: Chennai  
 AUTHORISED OFFICER  
 CANARA BANK

**TATA CAPITAL HOUSING FINANCE LIMITED**  
 Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Pareil, Mumbai - 400013, CIN No. U67190MH2008PLC187552, Contact No. (022) 61827414, (022) 61827375

### CORRIGENDUM

This is in with reference and Attention to our Possession Notice published in the Newspaper of Business Standard on 06.01.2025 of the Borrowers 1. P SATHYANARAYANAN (LAN TCHHL0490000100175968 & TCHIN0490000100179219) 2. TAMILSELVAN R (TCHHL049000010062625, TCHIN0404000100242178 & TCHIN0404000100259221) 3. PARAMESHWARI M (TCHHL0490000100100255, TCHIN0490000100100638 & TCHHL0404000100166023) 4. KANDAN C (TCHHL0404000100065282, TCHHL0404000100065281, TCHIN0404000100065353 & TCHIN0404000100065352). In the above mentioned borrowers of the Notice the Date of Possession erroneously mentioned as 03.01.2024.

However the Correct Date of Possession is 03.01.2025  
 Remaining all other Details of the publication are unchanged.

Place: Chennai  
 Date: 07.01.2025  
 Sd/- Authorised Officer  
 For Tata Capital Housing Finance Limited

**TAMILNAD MERCANTILE BANK LTD**  
 CIN: L65110TN1921PLC001908  
 Regd. Office :57, V E Road, Thoothukudi - 628002. Email: shareholders@tmbank.in

### NOTICE

Notice is hereby given that the undemanded share certificates issued by Tamilnad Mercantile Bank Ltd, Head Office, Thoothukudi have been reported as lost/misplaced and in the event of non-receipt of any objection within 15 days from the date of publication of this Notice, the Bank will proceed to issue duplicate share certificates thereof. No claim will be entertained by the Bank with respect to original share certificate/s/subject to the issue of duplicate share certificate/s thereof.

Sl. No.	Name of Shareholder/s	Regd. Folio No/s	Share Certificate No/s	Distinctive Number/s	No. of Shares
1	JEYAKARA	00005541	51840	22863455 - 22873454	10000
2	CHANDRA GNANA SIRONMANI	00035432	67202	76655955 - 76660954	5000

For Tamilnad Mercantile Bank Limited  
 Sd/- Swapnil Yelgaonkar  
 Date : Thoothukudi  
 Date : 06.01.2025  
 Company Secretary

**TATA CAPITAL HOUSING FINANCE LIMITED**  
 Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Pareil, 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 of 30 days 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 mentioned Borrower and/Co-Borrower, or their legal heirs/representatives (Borrowers) 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 10-02-2025 on "As is where is" and "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 10-02-2025. 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 08-02-2025 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 Ac. No.	Name of Borrower(s)/ Co-borrower(s)/Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	O/s as on 28-12-2024
1.	TCHIN087200100249789 & TCHHF087200100249093	MR V PRABIN ANTONY MRS RAJESHWARI	Rs. 21,05,044/- is due and payable by you under Agreement no. TCHHF087200100249093 and an amount of Rs. 1,50,170/- is due and payable by you under Agreement no. TCHIN087200100249789. Totaling to Rs. 22,55,214/- & 09-05-2024	Rs. 38,93,800/- (Rupees Thirty Eight Lakh Ninety Three Thousand Eight Hundred Only)	Rs. 3,89,380/- (Rupees Three Lakh Eighty Nine Thousand Three Hundred Eighty Only)	Physical	Rs. 1,85,250/- is due and payable by you under Agreement no. TCHIN087200100249789 and an amount of Rs. 23,67,343/- is due and payable by you under Agreement no. TCHHF087200100249093 totalling to Rs. 25,52,593/-

**DESCRIPTION OF THE IMMOVABLE PROPERTY:** All That Piece And Parcel Of The Vacant Land Situated At Keezhmidalam Village(Now Keezhmidalam B), Villavancode (Now Kiliyanor) Taluk, Palappallam Town Panchayat And Kaniyakumari District, The Land Of 4.625 Acre In Old No.277, Re S.No.414/12 And Lying Within The Registration District Of Marthandam And Sub-Registration District Of Karungal. Bounded:- East:- Mariya Pusham, Thanga Nadar Land, West:- Pathway, Thathey Antony, North:- Pathway, Mariya Pusham Plot, South:- Eshakku Land.

At the Auction, the public generally is invited to submit their bid(s) personally. 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 10-02-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.**

**Terms and Condition:**

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the