



HELPING THE ENTREPRENEURS OF TAMIL NADU

Support of over ₹40,000 crore as collateral-free loans under Emergency Credit Line Guarantee Scheme to local businesses during the pandemic

Over 37,000 new enterprises set up under PM Employment Generation Programme, creating several thousand jobs for the youth

DEVELOPED TAMIL NADU FOR DEVELOPED INDIA
MODI GOVERNMENT'S RESOLVE



mahindra HOME FINANCE

Mahindra Rural Housing Finance Limited

Registered Office: Mahindra Towers, P.K.Kurne Chowk, Worli, Mumbai 400 018.
Telephone No. : 91 22 62929800, Corporate Identity Number : U65922MH2007PLC169791
Email : mrhf.investorhelpline@mahindrahomefinance.com, Website : www.mahindrahomefinance.com

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2025

₹ In Lakhs

SN	Particulars	Quarter ended 31 March 2025	Quarter ended 31 March 2024	Year ended 31 March 2025	Previous year ended 31 March 2024
		Audited	Audited	Audited	Audited
1	Total Income from Operations	29,558.65	31,031.81	1,19,670.07	1,29,443.59
2	Net Profit / (Loss) for the year (before Tax, Exceptional and/or Extraordinary items#)	(20,370.13)	61.22	(30,457.57)	484.17
3	Net Profit / (Loss) for the year before tax (after Exceptional and/or Extraordinary items#)	(20,370.13)	61.22	(30,457.57)	484.17
4	Net Profit / (Loss) for the year after tax (after Exceptional and/or Extraordinary items#)	(15,208.20)	111.80	(22,793.95)	360.49
5	Total Comprehensive Income / (Loss) for the year (Comprising Profit / (Loss) for the year (after tax) and Other Comprehensive Income (after tax))	(15,192.51)	141.19	(22,730.21)	375.46
6	Paid up Equity Share Capital	12,245.96	12,233.07	12,245.96	12,233.07
7	Reserves (excluding Revaluation Reserve)	1,13,784.05	1,36,575.89	1,13,784.05	1,36,575.89
8	Securities Premium Account	44,294.82	44,045.40	44,294.82	44,045.40
9	Net worth	1,26,030.01	1,48,808.96	1,26,030.01	1,48,808.96
10	Paid up Debt Capital / Outstanding Debt	6,36,407.00	6,51,181.96	6,36,407.00	6,51,181.96
11	Outstanding Redeemable Preference Shares	-	-	-	-
12	Debt Equity Ratio	5.05:1	4.38:1	5.05:1	4.38:1
13	Earnings Per Share (Face value of ₹ 10/- each) - (for continuing operations) -				
	1. Basic: (₹)	(12.43)	0.09	(18.62)	0.29
	2. Diluted: (₹)	(12.43)	0.09	(18.62)	0.29

- Exceptional and/or Extraordinary items adjusted in the Statement of Profit and Loss in accordance with Ind AS Rules.

Notes:

- The above is an extract of the detailed format of quarterly financial results filed with the Bombay Stock Exchange under regulation 52 of the Listing Regulations. The full format of the quarter and year ended financial results is available on the websites www.bseindia.com and www.mahindrahomefinance.com.
- For the other line items referred in regulation 52(4) of the Listing Regulations, pertinent disclosures have been made to the Bombay Stock Exchange and can be accessed on URL www.bseindia.com and www.mahindrahomefinance.com.
- There is no impact on net profit/loss, total comprehensive income or any other relevant financial item(s) due to change(s) in accounting policies for the quarter and year ended 31st March, 2025.



For and on behalf of the Board of Directors
Mahindra Rural Housing Finance Limited
CIN: U65922MH2007PLC169791
Sd/-
Raul Rebello
Chairman of the Board
(DIN: 10052487)

Date : 19 April 2025
Place : Mumbai

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower/s, Co-Borrower/s, Guarantor/s and Mortgagees have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequently to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower/s Co-Borrower/s Guarantor/s Mortgagees as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagee	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs. / as on
1	1) Mr. Tamiliselvi Ranjith, 397/8, Block No.3, Balamurugan Compound, Minor Thoppu, 1st Street, Palanganatham, Madurai-625003. 2) Mr. Ranjith S, 397/8, Block No.3, Balamurugan Compound, Minor Thoppu, 1st Street, Palanganatham, Madurai-625003. 3) Mr. Ranjith S, No.7, Iruappasamy Kovil Street, Palanganatham, Madurai-625003.	Loan Account No. 30629440000638 Loan Amount Rs. 500000/-	Schedule-II: Mortgaged Immovable Property: In Madurai District, Madurai South Registration District, Joint IV Madurai South SRO, Madurai South Taluk at present Thiruparankundram Taluk, Madakkulam Village, hamlet Palanganatham, Madurai Corporation, Ward No.67, Iruappasamy Kovil Street, Natham R.S. No.170/18D1A the land measuring 1328 Sq.ft. in which Western part land is bounded on: North by: Land of Ayyan Perumal, East by: A. Schedule Property, South by: East-West own pathway and House if S. Dhanalakshmi @ Shanthi, West by: Karupaihal Land. Within which the land measuring (Excluding Road) East West on North side 36-1/2 feet, South side 36-1/2 feet, and North South on East side 14 ft, West side 14 ft and measuring 541 Sq.ft. and own pathway measuring 123 Sq.ft (undivided) on Southern side and thus totally measuring 664 Sq.ft. Land with constructed house bearing Door No.7 and with all its amenities.	NPA Date: 03-04-2025 & Notice sent on 17-04-2025	Total Amount as on 14-04-2025 Rs. 400,379.00
2	1) Mr. Vengataran Cinnaperumal, S/o. Chinnaperumal, No.243, South Street, Anuppatti, Aundipatti Taluk, Theni-625512. 2) Jothilakshmi Vengataran, D/o. Vengataran, No.243, South Street, Anuppatti, Aundipatti Taluk, Theni-625512.	Loan Account No. 31699420000329 Loan Amount: Rs. 6,50,000/-	Schedule-II: Mortgaged Immovable Property: Theni District, Periyakulam Registration District, Andipatti Sub Registration District, Andipatti Village, Andipatti Natham S.No.12018(Part), at present Manaviari Patta No.420 in S.No.2611/211 measuring i.e. 370.78 Sq.foot land i.e. 00.34 Sq.meter Land is Bounded on: East by: East Street, West by: Property belongs to Lakshmanan, North by: Property belongs to Annakodi. South by: Property belongs to Periya Perumal. At present Land measuring East-West on both sides South side 26.25 Ft and North side 26.5, North-South on West side 13.75 Ft and East side 14.50 Ft. Thus totally measuring 370.78 Sq.ft land with constructed house and all amenities.	NPA Date: 03-04-2025 & Notice sent on 16-04-2025	Total Amount as on 14-04-2025 Rs. 6,32,977.73
3	1) Mr. Arumugam M. S/o. Muniyappan, V Sithur, Mottanampatti Post, Vedacandur Taluk, Dindigul-624802. 2) Mr. Muniyappan Palaniyappan, S/o. Palaniyappan, V Sithur, Mottanampatti Post, Vedacandur Taluk, Dindigul-624802. 3) Mrs. Kirubha Arumugam, W/o. Arumugam, V Sithur, Mottanampatti Post, Vedacandur Taluk, Dindigul-624802.	Loan Account No. 31699440000704 Loan Amount: Rs. 25,00,000/-	Schedule-II: Mortgaged Immovable Property: Palani Registration District, Vadamadurai Sub Registration Office, Vadamadurai Village, R.V.S. Nagar, Plot No.2 Comprised in S.No.1184/1, S.No.1184/2, S.No.1185 New S.No.1184/1B, measuring East West 37 feet on both sides North South 60 feet on both sides in all measuring 2220 Sq. Ft. Bounded on: North: Land belongs to Sakunthala, West: Plot No. 1 belongs to Jansirani, East: Part of Plot No.3 belongs to Kangaraj, Poongodi, South: 20 feet wide East West common Pathway.	NPA Date: 03-04-2025 & Notice sent on 07-04-2025	Total Amount as on 16-04-2025 Rs. 25,86,472.00
4	1) Mr. S Ramasubramanian, No.72/210, Keelapatti Street, Srivilliputhur, Viridhunagar, Tamil Nadu-626125. 2) Mrs. G Karpagam, No.72/210, Keelapatti Street, Srivilliputhur, Viridhunagar, Tamil Nadu-626125. 3) Mrs. G Karpagam, No.480/3, Kaliyamankovil Street, Jakkampatti, Aundipatti, Theni-625512.	Loan Account No. 31719430000272 31719430000319 Loan Amount: Rs. 17,20,000/- Rs. 15,80,000/- Rs. 10,64,000/-	Schedule-II: Mortgaged Immovable Property: In Theni District, Periyakulam Registration District, Andipatti Sub-Registration District, Andipatti I Bit Village, Andipatti Town Panchayat, Old Ward No.06, then Ward No.13, and now Ward No.12 Adhi Dravidar Paathi, Kaliymanan Koil South Street the land measuring 03 Acres 73 Cents in Ayan S.No.480 of which on the South side 01 Acre 86 1/2 Cents Sub-Divided in to S.No. 480/3 of which on the South side 01 Acre 35 Cents of which on the West side 63 Cents of which on the middle 21 Cents of which on the East side of which on the Southern extreme the house site measuring 1375.625 Sq.ft. then in S.No.480/3A and now in part of S.No.480/3A6A1A1A, along with house building bearing Door No.480/3 under Tax Assessment No.9143, which is within the following Boundaries: North: Site sold by Selvaraj, East: East-West 12 feet wide South-North Common Pathway, South: Land belongs to S. Thirumalai, West: Vacant site belongs to Selvaraj. Within these including East side 03 Feet wide site left for South-North Common pathway, measuring East-West on both sides 31 Feet, South-North on East side 45 Feet, West side 43 3/4 Feet totally measuring 1375.625 Sq.ft. (or) 127.80 Sq.m. of house site along with all amenities thereof.	NPA Date: 03-04-2025 & Notice sent on 17-04-2025	Total Amount as on 14-04-2025 Rs. 44,43,311.39
5	1) Mr. Sasi Kumar Arumugam, S/o. Arumugam, 1/20, Kadhakinaru, Kadhakinaru PO, Madurai-625107. 2) Mr. Arumugam Pichai, S/o. Pichai, 1/20, Kadhakinaru, Kadhakinaru PO, Madurai-625107. 3) Mrs. Rani Arumugam, W/o. Arumugam, 1/20, Kadhakinaru, Kadhakinaru PO, Madurai-625107.	Loan Account No. 32870430000055 Loan Amount: Rs. 5,00,000/-	Schedule-II: Mortgaged Immovable Property: Madurai District, Madurai North Registration District, formerly Thamarapatti SRO, then Othakkadi SRO, Now Kadhakinaru SRO, Madurai North Taluk, No.42 Kadhakinaru Village, Old Patta No.12 & 82 within R.S. No.444 measuring 8 cents as per UDR in Patta No.222, UDR S.No.444 measuring 0.03.0 Ares in which middle measuring 2 Cents i.e. 872 Sq.ft land is Bounded on: North by: 10 ft wide East-West Common Pathway and natham land of Kadhakinaru Village, East by: D-Schedule Property of Karupaihal, South by: Land in Survey No.44/5, West by: B-Schedule Property of P. Samayan. Within which the land measuring 2 Cents i.e. 872 Sq.ft. land.	NPA Date: 03-03-2025 & Notice sent on 16-04-2025	Total Amount as on 14-04-2025 Rs. 5,36,431.66
6	1) Mr. Sebastian C, 12/92 Middle Street, Elanthakulam, Singamparai Post, Mukkudal, Tirunelveli-627601. 2) Mrs. Mary Rajammal S, 12/92 Middle Street, Elanthakulam, Singamparai Post, Mukkudal, Tirunelveli-627601.	Loan Account No. 31659440000073 31659670000060 Loan Amount: Rs. 6,00,000/- Rs. 32,436/-	Schedule-II: Mortgaged Immovable Property: Item No.1: Tirunelveli District, Cheranmahadevi Registration District, Mukkudal Sub Registration District, Cheranmahadevi Taluk, Vadakku Ariyanayapuram Part 2 Village, Elanthakulam North Street, Block 12, Comprised in Old Ayan Punjai, S.No.782/3B1, New S.No.782/3B1A Land measuring to extent of 1474.69 Sq.ft constructed house bearing Door No.12/92A, and Bounded on the: North by: East West Street, South by: Samuel house common wall, East by: South North Street, West by: Martinthangaraj house common wall. Measurements: East to West on the both sides: 35.75 Feet, South to North on the both sides: 41.25 Feet.	NPA Date: 03-04-2025 & Notice sent on 07-04-2025	Total Amount as on 16-04-2025 Rs. 5,36,494.2
7	1) Mr. Prakash V, S/o. Viswanathan, No.195, Amman Kovil Street, Seethaparpanallur, Tirunelveli-627012. 2) Nithya P, D/o. Harikrishnan, No.195, Amman Kovil Street, Seethaparpanallur, Tirunelveli-627012. 3) Muthukumar V, S/o. Viswanathan, No.195, Amman Kovil Street, Seethaparpanallur, Tirunelveli-627012. 4) Mrs. Thangam V, D/o. Beerkan, No.195, Amman Kovil Street, Seethaparpanallur, Tirunelveli-627012.	Loan Account No. 46029420000247 Loan Amount: Rs. 4,59,683/-	Schedule-II: Mortgaged Immovable Property: All that piece and parcel of the immovable property bearing Tirunelveli Registration District, Pettai Sub Registrar Office, Eastern side house bearing Door No.239 Old Door No.2/170A constructed on the vacant site to the extent of 832 Sq.ft = 77.29 Sq.meter = 1.91 Cents = 0.01.25 H.A. in Old Natham S.No.462/4 New Natham S.No.462/4 in Seethaparpanallur Village Tirunelveli Taluk Tirunelveli with all its appurtenants. This house was demolished. Bounded on: On the East: House and wall belong to Arunachala Vadivoo situate in Lands in S.No.462/5, On the West: House belong to Ramakrishnan, On the South: Street situate in Lands in S.No.462/9, On the North: Western side house site situate in Lands in S.No.462/4. Measuring: East West: 16 Ft., North South: 52 Ft.	NPA Date: 03-04-2025 & Notice sent on 16-04-2025	Total Amount as on 14-04-2025 Rs. 4,32,196.80

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagee as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower/s Co-Borrower/s Guarantor/s Mortgagees of the said financials under the law, you are further requested to note that as per section 13(1) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 21.04.2024, Place: Madurai, Theni, Dindigul & Tirunelveli Sd/Authorized Officer, Jana Small Finance Bank Limited

50 years of opinion that shapes opinions.



50 Years of Insight



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 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 22-05-2025 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 22-05-2025 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 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 21-05-2025 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/ Immoveable 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	Outstanding Amount
1.	TCHIN08060010014707 5 & TCHHL0806000100146973	MR. MURUGESAN.K MRS. TAMILSELVI.M	Rs. 94,878/- is due and payable by you under Agreement no. TCHIN0806000100147075 & an amount of Rs. 17,52,109/- is due and payable by you under Agreement no. TCHHL0806000100146973 totalling to Rs. 18,46,987 /- & 07-11-2024	Rs. 21,72,150/- (Rupees Twenty One Lakh Seventy Two Thousand One Hundred Fifty Only)	Rs. 2,17,215/- (Rupees Two Lakh Seventeen Thousand Two Hundred Fifteen Only)	Physical	Rs. 105574/- is due and payable by you under Agreement no. TCHIN0806000100147075 and an amount of Rs. 187114/- is due and payable by you under Agreement no. TCHHL0806000100146973 totalling to Rs. 1984688/- as on 14-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The 1st Item- House Site No.Ews- B 5454- 40.00 Sq.Meter:- Tiruppur District, Tiruppur Rd, Thottipalayam Sro, Tiruppur South Taluk, Mudalipalayam Village, Kassa No.180 Part, Tamilnadu Housing Board Layout, Approval Mudalipalayam Layout, Ews B- 5454 For An Extent Of 40.00 Sq.Meter House Site, Within The Following Boundaries:- 2.00 Meter Road On The North, 2nd Item Property On The East. Site Nos. 5447 & 5448 On The South, Site No.5445 On The West Within The Above Said Boundaries:- Northern Side East- West 4.0 Meter, Southern Side East- West 4.0 Meter, Eastern Side South- North 10.0 Meter, Western Side South- North 10.0 Meter Total Extent Of 40.00 Sq.Meter House Site With Usual Pathway, Common Road, Common Rights Etc., Kassa No.180/1a1b1, Patta No.848. **2ND ITEM- HOUSE SITE NO.EWS B 5453- 20.00 SQ.METER:-** Tiruppur District, Tiruppur Rd, Thottipalayam Sro, Tiruppur South Taluk, Mudalipalayam Village, Kassa No.182 Part, Tamilnadu Housing Board Layout, Approval Mudalipalayam Layout, Ews B- 5453, For An Extent Of 20.00 Sq.Meter House Site. Within The Following Boundaries:-2.00 Meter Road On The North, Site No.Ews B 5453 Eastern Side Property On The East, Site No.5448 On The South. **1ST ITEM PROPERTY ON THE WEST** Within The Above Said Boundaries:- Northern Side East- West 2.0 Meter, Southern Side East- West 2.0 Meter, Eastern Side South- North 10.0 Meter, Western Side South- North 10.0 Meter Total Extent Of 20.00 Sq.Meter House Site, With Usual Pathway, Common Road, Common Rights Etc., Kassa No.180/1a1b1, Patta No.848. 1st Item- 40.00 Sq.Meter, 2nd Item- 20.00 Sq.Meter Total - 60.00 Sq.Meter.

2.	TCHHF048000100136261 & TCHIN048000100137137	MRS.SHANTHI S	Rs. 1,97,114/- is due and payable by you under Agreement no. TCHIN048000100137137 and an amount of Rs. 23,19,286/- is due and payable by you under Agreement no. TCHHF048000100136261 and totalling to Rs. 25,16,400 /- & 13-06-2024	Rs. 35,63,500/- (Rupees Thirty Five Lakh Sixty Three Thousand Five Hundred Only)	Rs. 3,56,350/- (Rupees Three Lakh Fifty Six Thousand Three Hundred Fifty Only)	Physical	Rs. 205758/- is due and payable by you under Agreement no. TCHIN048000100137137 and an amount of Rs. 2259446/- is due and payable by you under Agreement no. TCHHF048000100136261 totalling to Rs. 2460219/- as on 14-04-2025
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DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Sivagangai District And Registration District, Madagupatti Sro, Sivagangai Taluk, Kattaniapatti Village, Land Comprised In The Old Natham Survey No.133, New Natham Survey No.252/2, Old Patta No.133 And New Patta No.135, The Land Measuring Of 2025 Sq.Ft. In This, A Portion Of Property Bounded As Follows: **North Of** - Property Belongs To Chelliah **South Of** - East West Street **East Of** - Purampokku Vacant Land **West Of** - Land Belongs To Sevugan **Measurement:** East To West Of Northern Side :45 Ft, East To West Of Southern Side :45 Ft, North To South Of Eastern Side :45 Ft, North To South Of Western Side :45 Ft, Admeasuring Of 2025 Sq.Ft

3.	TCHHL048000100150299 & TCHIN048000100152147	MR.MARIAPPAN K, MRS.MURUGAMMAL	Rs. 1353054/- is due and payable by you under loan account No. TCHHL048000100150299 and an amount of Rs. 71241/- is due and payable by you under loan account No. TCHIN048000100152147 totalling to Rs. 1424295/- & 21-11-2023	Rs. 17,55,700/- (Rupees Seventeen Lakh Fifty Seven Thousand Seven Hundred Only)	Rs. 1,75,570/- (Rupees One Lakh Seventy Five Thousand Five Hundred Seventy Only)	Physical	Rs. 1770928/- is due and payable by you under Agreement no. TCHHL048000100150299 and an amount of Rs.157064/- (is due and payable by you under Agreement no. TCHIN048000100152147 totalling to Rs.1927992/- as on 14-04-2025
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DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Land Situated At Tuticorin District, Tuticorin Taluk, Corporation 3rd Ward, Tuticorin Rd, Meur Sub-Registrar Office, Meelavittan Silvarpuram Village, Comprised In S.No.332/1, As Per Revenue Record S.No.332/1, Measuring An Extent Of 653.40 Sq.Ft., And Bounded On The: **Boundaries: North Of** - East West Street, Land Belongs To Pushpam Vagayarah **South Of** - East West Street **East Of** - House Belongs To Nandhakumar **West Of** - Land Belongs To Pushpam Vagayarah **Measurement:** Northern Side From East To West -10.89 Feet, Sothern Side From East To West -10.89 Feet, Eastern Side From South To North-60 Feet, Western Side From South To North - 60 Feet, Within The Above Said Boundaries 653.40 Sq.Ft.

4.	10025592	MR. DHYANIDHI K G, MR.GANESAN S	Rs. 1,65,84,482/- (Rupees One Crore Sixty Five Lakh Eighty Four Thousand Four Hundred Eighty Two Only) & 19-12-2023	Rs. 3,10,75,800/- (Rupees Three Crore Ten Lakh Seventy Five Thousand Eight Hundred Only)	Rs. 31,07,580/- (Rupees Thirty One Lakh Seven Thousand Five Hundred Eighty Only)	Physical	Rs. 2054989/- (Rupees Two Crore Five Lakh Forty Nine Thousand Nine Hundred Eighty Nine Only) as on 15-04-2025
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DESCRIPTION OF THE IMMOVABLE PROPERTY: In Namakkal District, Namakkal R.D., Namakkal No.1 Joint Sub R.D., Namakkal Taluk, Namakkal Village, Within Namakkal Municipality, Old S.No. 108/3, As Per The T.S.No.A, Block No.2, T.S.No. 18/9, And As Per The Sub-Division, Patta No.6801, Ward-A, Block-A, T.S.No. 18/9a2, Extent 0.0407.0 Sq. Meter Assst Rs.225 Out Of This An Extent Of Acre 0.40 Cents Out Of This An Extent Of Acre 0.17 Cents Of Land Is Related To This Description. The Boundaries And Measurements For The Same Are:- **South Of** The Property Belonged To S. Ganesan, **North Of** The Property In T.S.No.211/1a Belonged Chinnathambi, **West Of** The Property In S.No. 18/9b, 18/9c Belonged To M.K.Ramasamy; Within The Above Boundaries Are Measuring Acre 0.17 Cents Of Land Or 7412 Sq. Ft Of Land In Full And With All Pathway Rights And Easement Rights Annexed Thereto About 26 1/2 Sq.Ft Common Pathway. The Above Described Property Situated Within The Limit Of Namakkal Municipality **Note:- SA filed by the Borrower against TCHFL (SA/378/2024) is pending before DRT- Coimbatore, 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. 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 Immoveable 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 22-05-2025 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 Immoveable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immoveable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. **Inspection of the Immoveable Property can be done on 14-05-2025 between 11 AM to 5.00 PM. with prior appointment.** 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale