U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 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 Secured Asset(s) mortgaged / charged to **U GRO Capital Limited ("Secured Creditor")**, the possession of which has been taken by the authorised officer of Secured Creditors, will be sold on **"As is what is" and "As is where is" and "Whatever there is"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below.

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
1.	1. Mercury Electricals & Hardware 2. Du Sasikumar 3. Kalaiselvi **Loan Account Number: UGCMPSS0000009340**	**Date of Notice: 12-04-2024**	**Reserve Price**	**Rs. 1,37,67,063/-**
			EMD	Rs. 13,76,706/-
			Last date of EMD Deposit	22-05-2025
		Outstanding Amount: Rs. 4,41,88,082/- as on 05-04-2024	**Date of Auction**	**23-05-2025**
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 1,00,000/-

Description of Secured Asset(s): Property 2 "In Tiruppur Registration District, Nallur Sub- Registration District, Tiruppur South Taluk, Veerapandi Village; **Item 1:** In which S.F.No.363/4A under subdivision S.F.No.363/4A2, measuring 0.10.8 Punjai hectare, Patta No.3526), Western side one part measuring 11632 ½ Sq.ft (26.68 Cent) out of 60 cent land having following boundaries and measurements; North of: measurements in S.F.No.362/1 South of: Land belongs to Jegamalai, Thilagavathi, Sarasa in S.F.No.363/4A, East of: Measurements in S.F.No.361/1,West of: Land belongs to Mr.Govindasamy measuring punjai acres 0.26.68 cent. In this middle: East to West on the Northern side: 27.0 mt (88 ½ ft), East to West on the Southern side: 42.6 mt (139 ¾ ft), North to South on the Eastern Side: 32.0 mt (105 ft), North to South on the Western Side: 37.6 mt (123 ¼ ft), To the total extent 11632 ½ Sq.ft (Punjai acres 0.26.68 cent) of vacant land. **Item-2:** In Veerapandi Village, S.F.No363/4A, (Under subdivision S.F.No.363/4A3, measuring 0.2.53 punjai hectare, Patta No.3527), in which 0.60 punjai acres Eastern Portion of North side vacant 20 feet wide East to West pathway having the following boundaries and measurements; North of: Land belongs to Mr.Govindhasamy measuring 0.26.68 Punjai acres, South of: Land belongs to Jegamalai, Thilagavathi, Sarasa in S.F.No.363/4A, East of: Land measuring in Item-1, West of: Land belongs to Mr.Mayilsamy, below mentioned Pathway measurements. **In this middle;** East to West on the both sides: 42 mt (138 ft), North to South on the both sides: 6.0 mt (20 ft) To the total extent 1447 ½ Sq.ft (Punjai acres 0.3.32 cent) of land, To the total extent from Item-1 and Item-2 measuring 13080 Sq.ft (punjai acres 0.30 cent) of and and all other appurtenances thereto. With all easement rights and pathway access thereon".

2.	1. Mercury Electricals & Hardware 2. Du Sasikumar 3. Kalaiselvi **Loan Account Number: UGCMPSS0000009368**	**Date of Notice: 12-04-2024**	**Reserve Price**	**Rs. 3,46,47,750/-**
			EMD	Rs. 34,64,775/-
			Last date of EMD Deposit	**22-05-2025**
		Outstanding Amount: Rs. 4,41,88,082/- as on 05-04-2024	Date of Auction	23-05-2025
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 1,00,000/-

Description of Secured Asset(s): "All that piece and parcel of immovable property bearing Door No. 4/658A, in Tiruppur Registration District, Nallur Sub Registration District, Tiruppur Taluk, Veerapandi village, S.F.No. 358/2, Punjai Acre 2.09, in Palladam Road. Bulted and bounded on the East by South-North Road towards Palladam, on the West by Land belongs to K.Kumaresan, on the South by Land belongs to Chidambaram, on the North by Land belongs to Nandhakumar, Satheeshkumar Measuring with, East to West on the Northern Side: 120 ft, East to West on the Southern Side :120 ft, North to South on the Eastern Side: 31 ft, North to South on the Western Side : 40 ft. To the total extent 4260 sq.ft along with building in ground floor and first floor and bore well and 7½ HP motor, Compressor and all other other fittings thereon with all other mamool pathway and all other access thereon. Now the above said property situates in S.F.No. 358/2H1."

For detailed terms and conditions of the sale, please refer to the link provided in **U GRO Capital Limited**/Secured Creditor's website i.e. **www.ugrocapital.com** or contact the undersigned at **ugrolitigation@ugrocapital.com**

Place: TIRUPPUR **Sd/-(Authorised Officer)**
Date: 03.05.2025 **For UGRO Capital Limited**

Indian Overseas Bank

VIRUGAMBAKKAM BRANCH: 25 A MK Towers, Arcot Road, Virugambakkam, Chennai 600092 Ph : 044-2364 4304 & Email Id: iob0289@iob.in

SUBSTITUTED SERVICE OF DEMAND NOTICE TO BORROWERS / MORTGAGORS / GUARANTORS UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002

1. Whereas the undersigned being the **Authorised Officer** of **Indian Overseas Bank** under SARFAESI Act and in exercise of powers conferred under Section 13(2) read with Rule 3, issued **Demand Notice dated 29.03.2025** calling upon the following Borrowers / Mortgagors / Guarantors to repay the amounts mentioned in the Notice, **within 60 days** from the date of receipt of Notice, as per details given below.

2. The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the borrower / guarantor. "Hence the Bank by way of abundant caution is effecting this publication of the demand notice. Copies of the said Notices are available with the undersigned and the said Borrower / Guarantor / Mortgagor, may, if they so desire, collect the said copies from the undersigned on any working day during normal office hours.

3. Against the above background, Notice is hereby given, once again, to said Borrower / guarantor / mortgagor to pay to Indian Overseas Bank, within 60 days from the date of publication of this Notice, the amounts indicated / payable as given below under the loan & other documents. As security for due repayment of the loan, the following assets have been mortgaged to Indian Overseas Bank by the respective parties as below.

Borrowers/Mortgagors: 1.Mrs.Pavitra Raman Rao, D/o.Vishwanath Rao, S2, Plot No.11, Gokuldham Apartment, 6th Main Road, LIC Nagar, Madipakkam, Chennai-600091, **Also at:** Accenture, Divyasree Techpoint CDC5, Sholinganallur, Chennai-600119, **Also at:** Plot No.18, Flat No.T2, Third Floor, Sri Rama Anjaneya Garden, Salamangalam Village, Kundrathur Taluk, Kancheepuram-602301, **2.Mrs.Sathya Viswanathan,** W/o.Viswanath Rao, 192, 7th Street, Thirumalai Nagar, Hasthinapuram, Sembakkam, Selaiyur, Kancheepuram-600073, **Also at:** S2, Plot No.11, Gokuldham Apartment, 6th Main Road, LIC Nagar, Madipakkam, Chennai-600091, **Also at:** Plot No.18, Flat No.T2, Third Floor, Sri Rama Anjaneya Garden, Salamangalam Village, Kundrathur Taluk, Kancheepuram-602301; **Nature of Facility:** Housing Loan [A/c No.028903464000033]; **Limit:** ₹ **54,82,000/-; Rates of Interest (including overdue interest) & rests:** 11.25% Monthly; **Last Interest Debit Date:** 24.03.2025; **Total dues* as on 29.03.2025** ₹ **56,36,774.70;**

NPA Date: 25.03.2025

DESCRIPTION OF SECURED ASSET:

Nature of Security: Mortgage: All that part and parcel of the property Consisting of **Flat No.T-2, Third Floor measuring 1050 Sq Ft (including Common Area) and a Car Parking space together with 300 Sq Ft Undivided share of Land In Plot No.18, in the Layout named as "Sri Rama Anjaneya Garden" out of total extent of 1800 Sq Ft** comprised in Old Survey No.218/4, as per Patta No.209, Sub-divided Survey No.218/1A1A1A1, as per New Patta Number 3913, New Survey No.218/47 situated in No.142, Salamangalam Village, Kundrathur Taluk, Kancheepuram District lying within the Panchayat limits of Kundrathur Panchayat Union and within the Registration District of Chengalpattu and Sub-Registration District of Sriperumpudur, Pin-602301. Boundaries of Plot.18: On th North by: Plot No.17, On the South by: Plot No.19, On the East by: Plot No.11, On the West by: 24 Feet Road.

Owner of the Property: 1.Mrs.Pavitra Raman Rao, D/o.Vishwanath Rao, **2.Mrs.Sathya,** W/o.Vishwanath Rao.

*** payable with further interest at contractual rates/rests/other charges as agreed from the date mentioned above till date of payment.**

4. If the said borrower / guarantor / mortgagor fail to make payment to Indian Overseas Bank as aforesaid, then Indian Overseas Bank shall proceed against the above secured assets under Section 13(4) of the SARFAESI Act and Rule entirely at the risks, costs and consequences of the said borrowers/ guarantor.

5. Further, the attention of borrower / guarantor / mortgagor 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.

6. The said Borrower / guarantor / mortgagor are prohibited under the SARFAESI Act from transferring the secured assets, whether by way of sale, lease or otherwise without the prior written consent of Indian Overseas Bank. Any person who contravenes or abets contravention of the provisions of the Act or Rules shall be liable for imprisonment and/ or fine as given under Section 29 of the Act.

Date: 03.05.2025 **Authorised Officer**
Place: Chennai **Indian Overseas Bank**

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 15 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 **20-05-2025 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 P.M. on the said 20-05-2025.** 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 19-05-2025 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/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types	Outstanding as on
1.	TCHHL040400010000668 20 & TCHIN040400010000686 9	Mr. P KANNAN, Mrs.DHANALAKSHMI K M/s CLASSIC CHICKEN AND MUTTON STALL	Rs. 1305163/- is due and payable by you under loan account No. TCHHL040400010000668 20 and an amount of Rs. 27487/- is due and payable by you under loan account No. TCHIN040400010000686 9 totaling to Rs. 1332650/- & 29-11-2023	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical	Rs. 1633245/- is due and payable by you under Agreement no. TCHHL040400010000668 20 and an amount of Rs. 59117/- is due and payable by you under Agreement no. TCHIN040400010000686 9 totalling to Rs. 1692362/- & 25-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: SCHEDULE - A All That Piece And Parcel Of The Land Situated At Chenglepet District (Formerly Kancheepuram District), Thirukazhukundram Taluk, Poonjeri Village, Comprised In S.Nos.61/La Part, 61/Ib Part, 61/2a, 61/2b1 Part And 61/2b2 Part, Measuring An Extent Of Acre 1.93.04 Cents Or 84,090 Sq.Ft., And **Bounded On The:** For S.No.61/ 1a Part: **North By:** Land In S.No.61/2a & 61/2b2 Part, **South By:** Land In S.No.54b Part 85 61/ Ib Part, **East By** Land In S.No.61/Ib Part & Remaining Extent In S.No.61/1a, **West By:** Land In S.No.54b Part. **For S.No.61/Ib Part: North By:** Land In S.No.61/1a, **East By:** Land In S.No.61/Ib, **South By:** Land In S.No.54b Part & 60/2c Part, **West By:** Land In S.No.61/1a. **FOR S.NO.61/2A: North By:** Land In S.No.61/2a Part (Osr), **South By:** Land In S.No.61/ 1a Part, **East By:** Land In S.No.61/2b2 **West By:** Land In S.No.54b Part. **FOR S.NO.61/2B1: North By:** Road In S.No.215 Part, **South By:** Land In S.No.61/2a & 61/2b2 Part, **East By:** Remaining Extent In S.No.61/2b1, **West By:** Remaining Extent In S.No.61/2b1 (Osr). **For S.No.61/2b2 Part: North By:** Remaining Extent In S.No.61/2bl, **South By:** Land In S.No.61/ 1a Part, **East By:** Remaining Extent In S.No.61/2b2, **West By:** Land In S.No.61/2a. **SCHEDULE -B (Combined Schedule Of Land Demarked & Retained By The Vendor)** All That Piece And Parcel Of The Land Situated At Chenglepet District, (Formerly Kancheepuram District), Thirukazhukundram Taluk, Poonjerivillage, Comprised In S.Nos.61/2bl Part And 61/2b2 Part, Measuring An Extent Of Acre 0.28.38 Cents Or 12,363 Sq.Ft., And **Bounded On The For S.No.61/2bl Part: North By:** Road In S.No.215 Part, **South By:** Land In S.No.61/2b2 Part, **East By:** S.No.61/2b1 Part, **West By:** S.N0.61/2b1 (Osr). For S.No.61/2b2 Part: **North By:** S.No.61 /2b1, **South By:** Land In S.No.61/2b2 Part, **East By:** S.No.61/2b2 Part, **West By:** Land In S.No.61/2b2. **SCHEDULE -C (Combined Schedule For Undivided Share Of Land)** All That Piece And Parcel Of The Land Situated At Chenglepet District (Formerly Kancheepuram District), Thirukazhukundram Taluk, Poonjerivillage, Comprised In S.Nos.61/La Part, 61/Ib Part, 61/2a, 61/2b1 Part And 61/2b2 Part, Measuring An Extent Of Acre 1.64.66 Cents Or 71,727 Sq.Ft., And Bounded On The **FOR S.N0.6i/IA PART: North By:** Land In S.No.61/2a & 61/2b2 Part, **South By:** Land In S.No.54b Part & 61/ Ib Part, **East By:** Land In S.No.61/1b Part & Remaining Extent In S.No.61/1a **West By:** Land In S.No.54b Part. **FOR S.N0.6i/IB PART: North By:** Land In S.N0.6i/ 1a, **South By:** Land In S.No.54b Part 85 60/2c Part, **East By:** Land In S.N0.6i/Ib, **West By:** Land In S.N0.61 /1 A. **FOR S.NO.61/2A: North By:** Land In S.No.61/2a Part (Osr), 61/2b1 Part 8& 61/2b2 Part, **South By:** Land In S.N0.6i/ 1a Part, **East By:** Land In S.No.61/2b2, **West By:** Land In S.No.54b Part. **FOR S.NO.61/2BL PART: North By:** Road In S.No.215 Part, **South By:** Land In S.No.61/2a, **East By:** Remaining Extent In S.No.61/2bl Retained By The Vendor, **WEST BY : REMAINING EXTENT IN S.NO.61/2BL (OSR). For S.No.61/2b2 Part North By:** Remaining Extent In S.No.61/2b2 Retained By The Vendor, **South By:** Land In S.N0.6i/ 1a Part, **East By:** Remaining Extent In S.No.61/2b2, **West By:** Land In S.No.61/2a. **Schedule -C** Measuring An Extent Of 332 Sq.Ft., Of Undivided Share Of Land Out Of C Mentioned Property Together With The Residential Apartment Bearing Apartment No.T-7 In Block - 2 In Third Floor, Having A Super Built Up Area Of 595 Sq.Ft., Including The Common Areas In The Residential Complex Known As "Compact Home - Triveni". Schedule And Situated Within The Registration District Of Chenglepet And Sub -Registration District Of Thirukazhukundram.

2.	TCHHL080600010010102537 & TCHIN080600010010102845	Mr. KARTHIK A Ms. RAJAMANI A	Rs. 7,37,432 /- is due and payable by you under Agreement no. TCHHL080600010010102537 and an amount of Rs. 55,110 /- is due and payable by you under Agreement no. TCHIN080600010010102845. Totaling to Rs. 7,92,542 /- & 12-09-2024	Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000 /- (Rupees Sixty Four Thousand Only)	Physical	Rs. 64307/- is due and payable by you under Agreement no. TCHIN080600010010102845 and an amount of Rs. 834210/- is due and payable by you under Agreement no. TCHHL080600010010102537 totalling to Rs. 898517/-&25-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Erode District, Avalpoondurai, Sro, Modakurichi Taluk, Nanjai Uthukuli Village, Old Survy Nos. 608, 620, 621, Kulathukadu, Resurvey No.769/2 Part, Punjai Hec.7.58.00, Kist 15.16, Patta No.822, Punjai Acre.5.57 ¼, Lands Divided Into House Site Namely "Mahalakshmi Layout" Salem Town And Country Planning Executive Officer, Na.Ka.No.3495/2018, Dated 27.07.2018 And Modakurichi Block Development Officer Na.Ka,No.3590/2018/B2, Date 28.12.2018, Dtcp Approval, House Site No.108 East Side For An Extent Of 875 Sq.Ft, Or 81.285 Sq.Meter In This With This Following **Boundaries:- West By** Site No.108 West Part **East By** 23 Feet North South Road, **South By** Site No; 109, **North By** 25 Feet East West Road, **Within The Following Boundaries, On Both Side East** – West 25ft, **On Both Side South** – North 35 Ft, **Total Extent Of 875 Sq.Ft Or 81.285 Sq.Meter, House Site With Buildings, With Usual Pathway, Common Road, Common Rights Etc,** At Present Namjai Uthukuli Panchayat Limit.

3.	TCHHL080600010020238 1 & TCHHF080600010020243 7 & TCHIN080600010020301 9 & TCHIN047900010030184 8	MR VISWANATHAN M MS. DEEPA S	Rs. 11,18,319 /- is due and payable by you under Agreement no. TCHHF080600010020243 7 and an amount of Rs. 26,62,416 /- is due and payable by you under Agreement no. TCHHL080600010020238 1. and an amount of Rs. 1,61,455/- is due and payable by you under Agreement no. TCHIN080600010020301 9. and an amount of Rs. 4,35,853/- is due and payable by you under Agreement no. TCHIN047900010030184 8 and Totaling to Rs. 43,78,043 /- & 06-09-2024	Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)	Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only)	Physical	Rs. 488414/- is due and payable by you under Agreement no. TCHIN047900010030184 8 and an amount of Rs. 1233312/- is due and payable by you under Agreement no. TCHHF080600010020243 7 and an amount of Rs. 183317/- is due and payable by you under Agreement no. TCHIN080600010020301 9 and an amount of Rs. 2937001/- is due and payable by you under Agreement no. TCHHL080600010020238 1 totalling to Rs. 4842044/- & 25-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Erode District, Erode R.D Perundurai S.R.D, Erode Taluk, Puthur Pudupalaym, Village, Patta No.594, Old Kasa No.213, Punjai Acre 13.33 Cents, New Resurvey No.267/1, Punjai Hec.4.60.92, Kist Rs.12.77, New Sub Division Patta No.1278, New Resurvey No.267/1m, Punjai Hec0.50.20, In This Punjai Acre 1.24 Cents, Lands Divided Into House Sites And Road Formed Town And Country Planning Deputy Director Erode Distnct, Erode Roc No.Erd/Smze8829, Dated 27-10-2022, Pichamdampalayam Panchayat President Na.Ka.No.05/2022-2023, Dated 14-11-2022 Layout Order Ma.Va.No./Ea No.05/2022-2023, Dated 14-11-2022 Layout Order Ma.Va.No/Ee.Ma.No.40/2022. (Dtcp) Pichamdampalayam Panchayat Theermana No.91/2022-2023, Dated 14-11-2022, Lands Divided Into Hosue Site Namely "Shri Varahi Promoters Smart City" , House Site No.16, Northern Side For An Extent Of 1286 Sq.Ft, House Within The Following **Boundaries:-** House Site No.15, Northern Side On The North, 7.2 Meter Breath South-North Plot Road On The East, Resurvey No.267/2a On The West, House Site No.16 Southern Side On The South Within The Above Said Boundaries:- **Northern Side East** – West 42'0" Feet **Southern Side East** – West 43'0" Feet **Western Side South** – North 30'6" Feet **Eastern Side South** – North 30'0" Feet **Total Extent Of 1286 Sq.Feet House Site With Usual Pathway, Common Road, Common Rights Etc,** Resurvey No.267/1M1.

4.	TCHHF048000010016185 6 & TCHHL048000010016172 6 & TCHIN048000010016637 4	MR RAJU P MRS.SELVI R	Rs. 15,93,596/- is due and payable by you under Agreement no. TCHHF048000010016185 6 and an amount of Rs. 1,94,515/- is due and payable by you under Agreement no. TCHHL048000010016172 6 and an amount of Rs. 2,01,127/- is due and payable by you under Agreement no. TCHIN048000010016637 4 Totalling to Rs. 19,89,238/- & 10-07-2024	Rs. 19,00,000/- (Rupees Nineteen Lakh Only)	Rs. 1,90,000 /- (Rupees One Lakh Ninety Thousand Only)	Physical	Rs. 235894/- is due and payable by you under Agreement no. TCHHL048000010016172 6 and an amount of Rs. 234709/- is due and payable by you under Agreement no. TCHIN048000010016637 4 and an amount of Rs. 1855140/- is due and payable by you under Agreement no. TCHHF048000010016185 6 totalling to Rs. 2325743/- & 25-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Dindugul Rd, Natham Sub Registration Office, Ayan Chellapannayakanpatti Village, Patta No.1827 S.No.4/2a1a1, 0.33.19 Hectare, North Side East-West 84 Ft South East-West 83.75 Ft, East-South North-22 Ft, West-South North-22ft, Measuring 2139 Sq.Ft 4.9 Cent Vacant Property And **Bounded On The:- North By:** Survey No.3/5c Balasubramaniyan Property, **South By:** Plot No.78 And 79 **East By:** 23 Ft Wide Street **West By:** 23 Ft Wide Street With All Easement Rights And Pathway.

5.	TCHHL048000010019322 3 & TCHIN048000010019413 6	MR. SAKKARAI MOHAMED MRS. NATHIYABANU S	Rs. 31,12,110/- is due and payable by you under Agreement no. TCHHL048000010019322 3 and an amount of Rs. 1,33,903 /- is due and payable by you under Agreement no. TCHIN048000010019413 6 and Totalling to Rs. 32,46,013/- & 13-02-2024	Rs. 31,50,000/- (Rupees Thirty One Lakh Fifty Thousand Only)	Rs. 3,15,000/- (Rupees Three Lakh Fifteen Thousand Only)	Physical	Rs. 225331/- is due and payable by you under Agreement no. TCHIN048000010019413 6 and an amount of Rs. 3789392/- is due and payable by you under Agreement no. TCHHL048000010019322 3 totaling to Rs. 4014723/- & 25-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of Land And Building Bearing Door No.43/138, Measuring 2067 + 792 =2859 Sq.Ft., Situated At Sivagangai Town, Comprised In S..No T.S.No.60/2, Ward-C, Block-18 Situated At Kakkanpakkam East Street, Sivagangai Town, Sivagangai Registration District, Sivagangai Joint-li Sro: **Bounded On The: North Of:** Veeramuthu House And Vacant Land, East-West Common Pathway **South Of:** K.Andi & Others House And Vacant Land **East Of:** South-North Kakkanpakkam East Street Road, 6ft South-North 28 ½ Ft East-West Common Pathway Left **West Of:** Maruthupandian & Other Land **Measuring:-Item-1** East To West On The Northern Side : 56.3 Feet, East To West On The Southern Side: 56.3 Feet, North To South On The Eastern Side: 33 Feet, North To South On The Western Side: 40.6 Feet Measuring 2067 Sq.Ft Measuring:-Item-2 East To West On The Northern Side: 28 ½ Feet, East To West On The Southern Side: 16 ¾ Feet, North To South On The Eastern Side: 34 ½ Feet, North To South On The Western Side: 35 ½ Feetm Measuring 792 Sq.Ft Admeasuring 2067+792=2859 Sq.Ft.

6.	TCHHL086800010015099 0 & TCHIN086800010015179 1	MR MANIBALA K MRS DEEPA M	Rs. 5,41,885/- is due and payable by you under Agreement no. TCHHL086800010015099 0 and an amount of Rs. 64,286/- is due and payable by you under Agreement no. TCHIN086800010015179 1.and Totalling to Rs. 6,06,171/- & 10-07-2024	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Rs. 90,000/- (Rupees Ninety Thousand Only)	Physical	Rs. 670389/- is due and payable by you under Agreement no. TCHHL086800010015099 0 and an amount of Rs. 78835/- is due and payable by you under Agreement no. TCHIN086800010015179 1 totalling to Rs. 749224/-& 25-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Karur Registration District, Chinnatharapuram Sro, Pugalur Taluk, Munnur Village, Survey No.418/2, The Land Measurement 2819 Sq.Ft, And The Land Bounded On The **North Of:** S.No.418/2 Periyasamy, Ravichandran Land **South Of:** Chidambaram, Saraswathi And Rangasamy Land **East Of:** S.No,418/2 13 Ft Wide South North Common Pattapathway **West Of:** S.No.418/2 Subramani Land **Measuring:** East On West On The Northern Side: 86 Feet, East On West On The Southern Side: 81 Feet, North On South On The Eastern Side: 34 ½ Feet, North On South On The Western Side : 33 Feet

7.	10172105	MR. GIRIMURUGAN P MR. PALANISAMY P MRS. REVATHY G MRS. RAJAMANI P	Rs. 57,91,135/- (Rupees Fifty Seven Lakh Ninety One Thousand One Hundred Thirty Five Only) & 12-10-2023	Rs. 81,00,000/- (Rupees Eighty One Lakh Only)	Rs. 8,10,000/- (Rupees Eight Lakh Ten Thousand Only)	Physical	Rs. 7295377/- (Rupees Seventy Two Lakh Ninety Five Thousand Three Hundred Seventy Seven Only) & 25-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The In Namakkal District, Namakkal R.D., Tiruchengode Sub-R.D., Tiruchengode Taluk, Aanangoor Village, S.No.479/8, Punjai Acre 3.40 Asst. Rs.5.27 Out Of This Punja Acre 0.57 Cents Of Land Out Of This An Extent Of 4009 Sq. Feet Of Land Is Related To This Description. The Boundaries And Measurements For The Same Are: - **East Of** The Main Road. **North Of** The 12 Feet North South Road. **South Of** The Land Belonged To Muthugounder, And Rajamanickam. **West Of** The Remaining Land Of Devarajan. Within The Above Boundaries 1st Part Of Land Measuring East-West Northern Side 28 Feet, Southern Side 41 Feet; North-South Western Side 42 Feet, Easter Side 46 Feet; Totaling 1518 Sq. Feet Of Land And With 2nd Part Of Land Measuring East-West Northern Side 50 Feet, Southern Side 56 Feet; North-South Western Side 46 Feet, Easter Side 48 Feet; Totaling 2491 Sq. Feet Of Land; The Above Described Item No.1 And 2 Properties Are Totaling 4009 Sq. Feet Of Land In Full And With 1099.37 Sq. Feet Of Ground Floor And 676 Sq. Feet Of 1st Floor R.C.C. Terraced Building And With All The Fittings Of The Above Building And With All Pathway Rights And Easement Rights And Easement Rights Annexed Thereto. The Above-Described Property Situated Within The Limit Of Aanangoor Panchayat

Note:- SA filed by the Borrower against TCHFL (SA/524/2024) 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 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 20-05-2025 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 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 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 Immovable Property can be done on 13-05-2025 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 of the property, exclusive of such day, or if the 15th day be 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. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears 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, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. 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 **https://surl.li/uhiohb** for the above details. **15.** Kindly also visit the link: **https://www.tatacapital.com/property-disposal.html**
Please Note - TCHFL has 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 Authorised officer for all queries and enquiry in this matter.

Place: TAMILNADU **Sd/- Authorized Officer,**
Date: 03.05.2025 **Tata Capital Housing Finance Ltd.**

pnb Housing Finance Limited

Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones-011-23357171, 23357172, 23705414, Web-www.pnbhousing.com

BRANCH OFFICE :CHENNAI:C45,1st Floor, Thiru. Vi. Ka. Industrial state,GUINDY, Chennai-600032,OMR:CAPITALONE,1stFloor, No398, Rajiv Gandhi Salai, (OMR) Nehru Nagar, Kottivakkam,Chennai600096,COIMBATORE:PNBHousingFinanceLimited,1112,RajaPlaza,2ndFloor,LaxmiMillJunction,Coimbatore-641037,MADURAI:NandhiniBuilding,3rdFloor,#48,Bye PassRoad,Madurai-625010

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS