

KAUSHALYA INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED							
Regd. Office: HB - 170, Sector-III, Salt Lake, Kolkata - 700 106, E-mail- info@kaushalya.net, Ph.: 033-2334 4148 CIN- L51216WB1992PLC055629							
Extract of Financial Results for the Quarter and Year ended March 31, 2025 (₹ In Lakh, except per share data)							
Sl. No.	Particulars	Standalone			Consolidated		
		Quarter Ended 31-03-2025 (Audited)	Quarter Ended 31-12-2024 (Unaudited)	Year Ended 31-03-2025 (Audited)	Quarter Ended 31-03-2025 (Audited)	Quarter Ended 31-12-2024 (Unaudited)	Year Ended 31-03-2025 (Audited)
1	Total Income from Operations	3.53	3.83	13.19	3.53	3.83	13.19
2	Net Profit / (Loss) for the period (before Tax Exceptional and/or Extraordinary Items)	(38.77)	(31.80)	(145.03)	(32.26)	(20.22)	(103.22)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items)	(38.77)	(31.80)	(145.03)	(26.72)	67.96	474.98
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items)	59.91	(41.31)	(74.68)	69.86	54.54	533.15
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	59.91	(41.31)	(74.68)	69.86	54.54	533.15
6	Equity Share Capital	-	-	3,463.06	-	-	3,463.06
7	Reserve as shown in the Audited Balance Sheet of the previous year	-	-	1,612.15	-	-	4,261.15
8	Earning Per Shares (Basic & Diluted)- Face Value of Rs. 1,000/- each.	17.30	(11.93)	(21.56)	20.17	15.75	153.95

Notes:  
1 The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Financial Results are available on Stock Exchanges website (www.bseindia.com) and Company's website (www.kaushalya.net).  
2 The above standalone/ consolidated results, reviewed by the Audit Committee, were approved by the Board of Directors at its meeting held on May 30, 2025.

Place : Kolkata  
Date : May 30, 2025

For & on behalf of the Board  
Sd/-  
Mahesh Mehra

NCL INDUSTRIES LTD										
7th Floor, NCL Pearl, Near Rail Nilayam, SD Road, Secunderabad - 500026 CIN: L33130TG1979PLC002521 www.nclind.com										
EXTRACT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH 2025										
(₹ in Lakhs)										
PARTICULARS	STANDALONE					CONSOLIDATED				
	Quarter ended 31.03.2025	Quarter ended 31.12.2024	Quarter ended 31.03.2024	Year ended 31.03.2025	Year ended 31.03.2024	Quarter ended 31.03.2025	Quarter ended 31.12.2024	Quarter ended 31.03.2024	Year ended 31.03.2025	Year ended 31.03.2024
	Audited	Unaudited	Audited	Audited	Audited	Audited	Unaudited	Audited	Audited	Audited
Total Income	39,132.08	34,618.34	42,486.44	1,43,113.46	1,66,162.34	39,189.89	34,647.45	42,551.77	1,43,200.98	1,66,230.30
Net Profit for the period (before tax and Exceptional items)	889.10	569.60	3,375.62	5,298.88	14,764.82	944.72	531.76	3,355.63	5,286.43	14,666.48
Net Profit for the period before tax (after Exceptional items)	889.10	569.60	3,375.62	4,292.55	14,764.82	944.72	531.76	3,355.63	4,280.10	14,666.48
Net Profit for the period after tax (after Exceptional items)	643.84	335.84	2,417.90	2,538.26	9,420.21	693.37	298.00	2,397.92	2,519.73	9,321.86
Total Comprehensive Income (Net of tax) for the period	621.36	335.84	2,376.81	2,515.78	9,379.11	670.89	298.00	2,356.82	2,497.25	9,280.77
Paid up Equity Share Capital (Face Value of Rs. 10/- Each)	4,523.28	4,523.28	4,523.28	4,523.28	4,523.28	4,523.28	4,523.28	4,523.28	4,523.28	4,523.28
Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of Previous year)				81,915.21	80,982.58				81,300.93	80,386.83
Earnings per Share (of Rs.10/-each) (not annualised)	1.37	0.74	5.25	5.56	20.74	1.48	0.66	5.19	5.52	20.50

1. The above results for the quarter and year ended 31st March 2025 have been prepared in accordance with Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Companies Act 2013 ("the Act") read with the relevant rules issued thereunder and other accounting principles generally accepted in India and the guidelines issued by SEBI. 2. The Audit Committee has reviewed the above results and later the Board of Directors approved the above results and its release in their meeting held on 30th May, 2025. 3. The above is an extract of the detailed format of the Financial Results filed with the Stock Exchanges under Regulation 33 of SEBI (Listing and Other Disclosure Requirements) Regulations 2015. The full format of the Audited Financial Results are available on the web sites of Bombay Stock Exchange Ltd (www.bseindia.com) and the National Stock Exchange of India Ltd (www.nseindia.com), and the Company's web site (www.nclind.com).

Secunderabad 30-05-2025 By Order of the Board For NCL Industries Limited K GAUTAM - Managing Director

LA OPALA RG LIMITED					
Regd. Office: Eco Centre, 8th Floor, EM - 4, Sector - V, Kolkata - 700091 Phone No.: +91 76040 88814/5/6/7, Email: info@laopala.in, www.laopala.in CIN: L26101WB1987PLC042512					
Extract Of Audited Financial Results For The Quarter And Financial Year Ended March 31, 2025					
(₹ in Lacs)					
Particulars	Quarter Ended			Year Ended	
	31.03.2025 (Audited)	31.12.2024 (Unaudited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.03.2024 (Audited)
Total Income from Operations	8,888.14	10,079.31	9,369.51	37,959.77	40,903.22
Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	3,259.39	2,882.24	3,064.07	13,244.18	15,176.11
Net Profit for the period before tax (after Exceptional and/or Extraordinary items)	3,259.39	2,882.24	3,064.07	13,244.18	15,176.11
Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	2,569.36	2,316.97	2,366.01	9,658.52	12,772.23
Total Comprehensive Income for the period [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	(607.34)	1,398.28	(364.52)	8,384.61	10,987.93
Paid-up Equity Share Capital (Face value of ₹ 2/- each)	2,220.00	2,220.00	2,220.00	2,220.00	2,220.00
Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year/ Other Equity	-	-	-	80,217.12	82,932.51
Earnings Per Share (Face value of ₹ 2/- each) (not annualised)	2.31	2.09	2.13	8.70	11.51
1. Basic :	2.31	2.09	2.13	8.70	11.51
2. Diluted :	2.31	2.09	2.13	8.70	11.51

Notes: (1) The above is an extract of the detailed format of Audited Financial Results for the quarter and financial year ended 31st March, 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone Financial Results for the quarter and financial year ended 31st March, 2025 are available on the Stock Exchange websites (www.bseindia.com and www.nseindia.com) and at Company's website (www.laopala.in). (2) The above results have been reviewed by the Audit Committee and approved by the Board at its meeting held on 30th May, 2025. (3) The Board of Directors has recommended a dividend of ₹ 7.50/- per equity share (@ 375 %) of the face value of ₹ 2/- each for the financial year ended 31st March, 2025.

For and on behalf of the Board of Directors  
La Opala RG Limited  
Sd/-  
Ajit Jhunjhunwala  
Vice Chairman & Managing Director  
DIN : 00111872

Date : 30th May, 2025  
Place : Kolkata

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 03-07-2025 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 03-07-2025. 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 02-07-2025 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 Representative / Guarantor(s)	Amount as per Demand Note	Reserve Price	Earnest Money	Type of possession
01	TCHHL040000100216450 6095 & TCHIN040000100216450	MR BASKARAN VIJAYAKUMAR MR. VIJAYAKUMAR MARIYAPA THEVAR RT ENGINEERING CONSTRUCTION PTE LTD,	Rs. 3,03,535/- is due and payable by you under Agreement no. TCHIN040000100216450 and an amount of Rs. 61,02,455/- is due and payable by you under Agreement no. TCHHL040000100216095 and totaling to Rs. 64,05,990/- 20-06-2024	Rs.76,63,600/- (Rupees Seventy Six Lakh Sixty Three Thousand Six Hundred Only)	Rs.7,66,360/- (Rupees Seven Lakh Sixty Six Thousand Three Hundred Sixty Only)	Physical
Description of the Immovable Property: Schedule -A: All that piece and parcel of the property bearing Plot No.13, Ezhih nagar now renamed as Veerasamy Nagar First Street, Pallikaranai, Chennai 600100, comprised in Survey No.366/1, Patta No.8629, as per Patta New Survey No.366/1C of Pallikaranai Village, Sholinganallur Taluk, Chennai District measuring an extent of 2500 Sq.ft of land being bounded on the North by: Plot no.12, South by: Plot No.14, East by: 20 feet Kaveri Road, b: S.No.365/1B. And measuring: East to West on the Northern side: 63 feet, East to West on the Southern side: 63 feet, North to South on the Southern side: 40 feet, North to South on the Western side: 40 feet. In all total measuring as extent of 2500 Sq.ft of land and lying within the Registration District of Chennai South and Sub-Registration District of Joint-Sub-Registrar, Saidapet.						
Schedule -B: 533/2500 Sq.ft undivided share of land in all that piece and parcel of land mentioned in the "A" Schedule property in the Document.						
Schedule -C: Flat bearing Flat No. E on the Second Floor, building known as "GIRIJA APARTMENT" in Plot no.13, Ezhih Nagar now renamed as Veerasamy Nagar First street, Pallikaranai, Chennai 600100, flat having 1127 Sq.ft of Super Built up Area, together with Electricity Connection, Water, Sewerage and Drainage Connection and all amenities thereto						
02	TCHHL080000100093071 & TCHIN080000100093071	MRS BHUVANESHWARI M S PAVITHRA MALIOTI Mr. NAGARAJ K,	Rs. 64,946/- is due and payable by you under Agreement no. TCHIN080000100093071 and an amount of Rs. 25,83,244/- is due and payable by you under Agreement no. TCHHL080000100093009, and an amount of Rs. 2,81,254/- is due and payable by you under Agreement no. TCHIN0479L0000100157827 and totaling to Rs. 29,29,444/- 14-08-2024	Rs. 40,05,160/- (Rupees Forty Lakh Five Thousand One Hundred Sixty Only)	Rs. 4,00,516/- (Rupees Four Lakh Five Hundred Sixteen Only)	Physical
Description of the Immovable Property: Survey No. S.NO-396/2C2A1, As per Revenue Record S.NO-396/2C2A1, Plot No: Plot No. 1- Northern Side Part, Location Name of the Place, Village, City, Registration, Sub-District etc. Pongupalayam Village, Tiruppur North Taluk, Tiruppur Regd. District, "Avinashi SRO" "Sri Sakthi Garden" Boundaries for 1564 Sq.ft of Land, North - 40 ft Wide Panchayat Road, South - Of Site No-53, 54, East - 23 ft Wide South North Road, West - 40 ft Wide Panchayat Road Measurement Details: North-East West - 54 Ft., East South North Cross 67 Ft 1564 Sq.ft., South-East West - 8 1/4 ft. West South North 52 Ft. With all easements Rights and Pathway.						
03	TCHHL049000010018271 & TCHIN049000010018271	MR. K M MANSOOR MRS. F JENCY	Rs. 3,36,223/- is due and payable by you under Agreement no. TCHIN040000100271100, an amount of Rs. 28,86,215/- is due and payable by you under Agreement no. TCHHL049000010018271 & an amount of Rs. 2,58,356/- is due and payable by you under Agreement no. TCHIN0490000100188809 totaling to Rs. 34,80,794/- 08-11-2024	Rs. 42,62,000/- (Rupees Forty Two Lakh Sixty Two Thousand Only)	Rs. 4,26,200/- (Rupees Four Lakh Twenty Six Thousand Two Hundred Only)	Physical
Description of the Immovable Property: ITEM NO.1: All that piece and parcel of vacant PLOT BEARING No.4 measuring an extent of 117 SQUARE METRE (1259 SQUARE FEET) situated in the layout known as "ASHOK METROVARAM", (CMDA Approval vide P.P.D.L. O.No. 42/2018, TNRERA Registration No: TN/02/Layout/0096/2018 Dated 09.08.2018) comprised in SURVEY No.13/2B1 (Present Survey No. 13/2B1A1A) of SIRUNGAVUR VILLAGE, Ponneri Taluk and Tiruvallur District measuring: East to West on the Northern side - 11.8 Meters (Excluding Splay), East to West on the Southern side - 12.2 Meters, North to South on the Eastern side - 9.0 Meters, North to South on the Western side - 6.1 Meters (Excluding Splay). Admeasuring 1259 Square Feet or thereabouts and bounded on the North by - Rajarathinam Mudaliar Main Road, South by - Plot No. 3, East by - Plot No. 5, West by - Existing Road.						
ITEM NO.2: All that piece and parcel of vacant PLOT BEARING No.5 measuring an extent of 81 SQUARE METRE (872 SQUARE FEET) situated in the layout known as "ASHOK METROVARAM", (CMDA Approval vide P.P.D.L. O.No. 42/2018, TNRERA Registration No: TN/02/Layout/0096/2018 Dated 09.08.2018) comprised in SURVEY No.13/2B1 (Present Survey No. 13/2B1A1A) of SIRUNGAVUR VILLAGE, Ponneri Taluk and Tiruvallur District measuring: East to West on the Northern side - 9.0 Meters, East to West on the Southern side - 9.0 Meters, North to South on the Eastern side - 9.0 Meters, North to South on the Western side - 9.0 Meters. Admeasuring 872 Square Feet or thereabouts and bounded on the North by - Rajarathinam Mudaliar Main Road, South by - Plot No. 3 & 323, East by - Plot No. 6, West by - Plot No. 4						
Item No.1 & Item No.2 in all totally measuring 2131 SQUARE FEET. Situated in the Registration District of and Sub-Registration District of Redhills.						
04	TCHHL080000100192935 & TCHIN080000100192935	MRS. KALAVATHI BALASUBRAMANI M.S. ACCENTURE DATA WORK ROYAL CHETTINAD MR. SUJITH	Rs. 17,67,858/- is due and payable by you under Agreement no. TCHIF0806000100192935 & an amount of Rs. 2,52,850/- is due and payable by you under Agreement no. TCHHL0806000100192637 & an amount of Rs. 97,294/- is due and payable by you under Agreement no. TCHIN0806000100193702, totaling to Rs. 21,18,002/- 09-01-2025	Rs. 27,95,600/- (Rupees Twenty Seven Lakh Ninety Five Thousand Six Hundred Only)	Rs. 2,79,560/- (Rupees Two Lakh Seventy Nine Thousand Five Hundred Sixty Only)	Physical
Description of the Immovable Property: Erode District, Erode R.D. Perururai SRD, Perururai taluk, Puthur Puthupalayam Village, Old Kasa.No.213, Resurvey No.267/P, Punjai hec.5.39.5, kist.14.94, Resurvey No.267/1 for an total extent of Punjai acre 5.28 cents 23 feet and 30 feet breadth East-West and North-North roads formed and lands divided into house site namely "OM SAKTHI NAGAR" Tamilnadu plot varinuraimi (Order No.78 (Ma) 172 Housing board and Town Block development country planning (N.Va4a3) durai, date. 04.05.2017 (ma) 13.10.2021/land approved park and road formed kopu No.12987/2018, Sema-3, dated 17.07.2019, Ma.v.a./ma(se) No.818/2019, plot regularization No. 671/2019 and Block Development officer (k.U) issued by the Resolution No.2156/2019/A1, dated 01.11.2019, house site No.80, for an extent of 1928 Sq. feet (or) 179.12 sq.meter house site, with the following boundaries: House site No.79 on the West, House site No.81 on the East, Resurvey No.267/P, Part on the South, 23 feet breadth East-West plot road on the North. Within the above said Boundaries: Northern side East-West 30.0' feet, Southern side East-West 30.0' feet, Eastern side South-North 63.9' feet, Western side South-North 63.9' feet. Total an extent of 1928 Sq. feet (or) 179.12 house site, with usual pathway, common road, common rights etc., Property situated at New Sub division Resurvey No.267/1A at present New Sub division Resurvey No.267/1A1A1. Property situated at Pichandampalayam panchayat limits.						
05	TCHHL0842000100228231 & TCHIN0842000100229037	MRS. KOKILA U MR. MANOGARAN	Rs. 567412/- is due and payable by you under Agreement no. TCHHL0842000100228231 & an amount of Rs. 48622/- is due and payable by you under Agreement no. TCHIN0842000100229037, totaling to Rs. 616034/- 13-01-2025	Rs. 17,88,000/- (Rupees One Lakh Seventy Eight Thousand Eight Hundred Only)	Rs. 1,78,800/- (Rupees One Lakh Seventy Eight Thousand Eight Hundred Only)	Physical
Description of the Immovable Property: All that piece and parcel of the vacant land situated in Thiruvannamalai District, Cheyyar Reg. District, Dusib Sub Reg. District, Vembakkam Taluk, Sothiyambakkam Village, Comprised in Old S. No. 127/2B, New S. No. 127/29, as per Patta No. 320, New Sub-Division S. No. 127/29A, A Vacant Site Measuring East to West 9.7mtr, North to South (E) 10.2mtr, (W) 10.0mtr, Totaling 99 Sq.mtr., and lying within the Registration District of Cheyyar and Sub-Registration District of Dusib. Bounded on the South - Cement Road, North - Plot of Mr. Kumaramasay, East - Plot of Mr. Venkatesan, West - Road. In all measuring 99.00 Sq.Mtr.						
06	TCHHL0479000100149344 & TCHIN0479000100152315	MR. RAGUPATHI R M.S. ARUNACHALA PRINTING Mrs. SARANYADEVI R	Rs. 45,62,632/- is due and payable by you under Agreement no. TCHHL0479000100149344 and an amount of Rs. 2,72,941/- is due and payable by you under Agreement no. TCHIN0479000100152315, totaling to Rs. 48,35,573/- 07-10-2024	Rs. 1,38,36,950/- (Rupees One Crore Thirty Eight Lakh Thirty Six Thousand Nine Hundred Fifty Only)	Rs. 13,83,695/- (Rupees Thirteen Lakh Eighty Three Thousand Six Hundred Ninety Five Only)	Physical
Description of the Immovable Property: Schedule II Property: As Per Doc No:- 10394/2016, Survey No. 586, As per Revenue Record T.S.No.2, BLACK NO.117, WARD-E, Total Extent 2091 Sq. Ft, Door No (As per Property Tax receipt) Nil Location Name of the Place, Village, City, Registration, Sub-District etc Arul jothi Nagar, No-14, thottipalayam Village, Tiruppur - 641607. Boundaries for 2091 Sq.ft of Land North of Sarojini Land, South of - 10 Ft Wide East-West Road, East of - 10 Ft Wide South-North Road, West of - Papapanayakkal Land, Measurement Details: North East West-46 Ft., East-South North-46 Ft. 2091 Sq.ft., South East West 77ft, West-South North-34 Ft. With all easement Rights and Pathway.						
07	TCHHL040000100218833 & TCHIN040000100220930	MR. VIGNESH R MRS. MAGESHWARI K	Rs. 16,47,686/- is due and payable by you under Agreement no. TCHHL040000100218833 & an amount of Rs. 86,030/- is due and payable by you under Agreement no. TCHIN040000100220930 totaling to Rs. 17,33,716/- 14-01-2025	Rs.27,22,200/- (Rupees Twenty Seven Lakh Twenty Two Thousand Two Hundred Only)	Rs. 2,72,220/- (Rupees Two Lakh Seventy Two Thousand Two Hundred Twenty Only)	Physical
Description of the Immovable Property: All that piece and parcel of vacant house side bearing Plot No. 16, measuring to an extent 81.13 Square Meter (873 Square Feet) which is a part of Acre 1.48 Cents mentioned in Schedule "A", and situated in the Layout known as " EDEN SMART CITY PHASE - I" and the Layout was approved by The Assistant Director, Directorate of Town and Country Planning (DTPC), Thiruvallur, Vide Approval DTPC No.198/2022 and ROC No.79N52MK/2022/TPC, Dated.25.11.2022, Comprised in Survey No. 254/3B, bearing Patta No. 109, as per Patta in New Sub Division Survey No.254/3B1 of No. 157, Kalyanankuppam Village, Thiruvallur Taluk and Tiruvallur District, Bounded on the North by: Plot No.9, South by: 7.2 Meters wide Road, East by: Plot No.15, West by: Land Being in S.No.254/2. Measuring: East to West on the Northern Side : 6.65 Meters, East to West on the Southern Side : 6.65 Meters, North to South on the Eastern Side : 12.20 Meters, North to South on the Western Side : 12.20 Meters. The total extent of 81.13 Square Meter (1189 Square Feet) situated within the Registration District of Thiruvallur and Joint-Sub Registration District of Thiruvallur						
08	TCHHL0480000100105277	MR. JOHN PETER JESUDASS Mrs. PRIYANGA,	Rs. 2,06,92,833/- is due and payable by you under loan account No. TCHHL0480000100105277 and an amount of Rs. 9,67,441/- is due and payable by you under loan account No. TCHIN0480000100105277 totaling to Rs. 2,16,60,274/- 07-01-2025	Rs.2,96,44,100/- (Rupees Two Crore Ninety Six Lakh Forty Four Thousand One Hundred Only)	Rs.29,64,410/- (Rupees Twenty Nine Lakh Sixty Four Thousand Four Hundred Ten Only)	Symbolic
Description of the Immovable Property: In Madurai District, Madurai South, Madurai South Registration District, Madurai Arasaradi Sub-Registrar Office, Madurai South Taluk, Ward-17, Ponnmeni Village, S.No.5/1C 1 Acres 30 cents, as per new subdivision S.No.5/1C2, T.S.No.62/1, Block No.94, Town Survey Ward-5, in this house built in 5264 Sq.ft bearing Door No.30A Singarayapuram Extension New Ellis Nagar, and the said land bounded on the North by: House belongs to Dr.S.A.Subhan, South by: Houses belongs to TNHB, East by: House belongs to Dr. Maruthappan, West by: 40 feet common Road Measurement: East to West of Northern side: 61 feet, East to West of Southern side: 61 feet, North to South of Eastern side: 86 feet 2 inches, North to South of Western side: 86 feet 2 inches 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 <a href="http://bankauctions.in/">http://bankauctions.in/</a> on 03-07-2025 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 (Rupees) 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 25-06-2025 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 made 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 is a Sunday or other holiday, then on the first office day after the 15th day. 10) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11) Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities aereas 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. 4Closeure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Amerpet, 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 - 999078669. 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 <a href="https://suril.luzueswr">https://suril.luzueswr</a> for the above details. 15) Kindly also visit the link: <a href="https://www.tatacapital.com/property-disposal.html">https://www.tatacapital.com/property-disposal.html</a> Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this						