

“APPENDIX- IV-A”

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited, the Secured Creditor on **07.03.2020** will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **26th September, 2022** for recovery of **Rs.7,25,99,770.18/- (Rupees Seven Crore Twenty Five Lakh Ninety Nine Thousand Seven Hundred Seventy and Paise Eighteen Only)** as on **16.06.2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers namely M/s Sri Duraiappa Stores, M/s Sri Duraiappa And Co, Mr. S Murugan and Mrs. M Hemanandhini.**

The reserve price and the earnest money deposit will be as follow:

Property Address	Reserve Price	Earnest Money Deposit
i. All that piece of the Land & Building, consisting of Four Flats bearing Nos F1 measuring 986 Sq.ft. F2 measuring 817 Sq.ft. S1 measuring 986 sq.ft. and S2 measuring 817 sq.ft. with Ground floor car park Nos.C1,C2,C3 & C4 in the building known as “S.S.MURUGAN FLATS”, in land measuring 1990 sq.ft. comprised in Survey no 79/1B, New Survey No 79/1A1B, Urapakkam, village, bearing, Plot No 127, Priya Street, Vaigai Nagar, Urapakkam, Chennai and the land bounded on the : North by 23 feet road; South by : Plot No.130; East by : Plot No.128; West by Plot No.126. Situated within the Sub-Registration District of	Rs. 2,74,63,060/-	Rs.27,46,306/-

<p>Guduvanchery in the Registration District of Kancheepuram;</p> <p style="text-align: center;">And</p> <p>ii. All that piece of the Land & Building, consisting of Four Flats bearing No's F1 measuring 816 Sq.ft. F2 measuring 800 Sq.ft. S1 measuring 816 sq.ft. and S2 measuring 800 sq.ft. with Ground floor car park Nos.C1,C2,C3 & C4 in the building known as "S.S.MURUGAN FLATS", in land measuring 1810 sq.ft. comprised in Survey no 79/1B, New Survey No 79/1A1B, Urappakkam village, bearing, Plot No 130, Priya Street, Vaigai Nagar, Urappakkam, Chennai and the land bounded on the: North by: Plot No 127, South by: 23 feet Road, East by: Plot No.131 , West by Plot No.129 Situated within the Sub-Registration District of Guduvanchery in the Registration District of Kancheepuram.</p>		
<p>iii. Land measuring 9941 sq.ft comprised in Survey No.86/4A,4B,4C, 87/3A, 3B ,3C, 88, 92/1,93/2 , 93/3 & 93/5 Serpanancheri village. Layout of house sites known as "SHANTHI DURGA NAGAR EXTENSION" bearing Plot No.A1, Sriperumbudur Taluk, Kancheepuram District and the land bounded on the: North by : Navaloor Road, South by : 20 feet Road and Plot No.A1,B1 part, East by: Navaloor Road & Vellarithangal boundary: West by : 24 feet Road & Plot No.A2, A3,A4,B1,B2,B3 part</p>	<p>Rs.43,24,335/-</p>	<p>Rs.4,32,433.50/-</p>
<p>iv. Land measuring 2400 sq.ft comprised in Survey No.10/12 as per subdivision New survey No:10/33 Chitalapakkam village bearing plot No : 84 , Maheshwar Nagar , Layout , and Land bounded on the : North by : 30 feet Road , South by : Plot Nos 79 & 80 , East : by : Plot No 83 ,West by: Plot No 85</p>	<p>Rs.66,00,000/-</p>	<p>Rs.6,60,000/-</p>
<p>Total</p>	<p>Rs.3,83,87,395/-</p>	<p>Rs. 38,38,739.50/-</p>

Description of the immovable properties:

i. All that piece of the Land & Building, consisting of Four Flats bearing Nos F1 measuring 986 Sq.ft. F2 measuring 817 Sq.ft. S1 measuring 986 sq.ft. and S2 measuring 817 sq.ft. with Ground floor car park Nos.C1,C2,C3 & C4 in the building known as “S.S.MURUGAN FLATS”, in land measuring 1990 sq.ft. comprised in Survey no 79/1B, New Survey No 79/1A1B, Urupakkam, village, bearing, Plot No 127, Priya Street, Vaigai Nagar, Urupakkam, Chennai and the land bounded on the : North by 23 feet road; South by : Plot No.130; East by : Plot No.128; West by Plot No.126. Situated within the Sub-Registration District of Guduvanchery in the Registration District of Kancheepuram.

ii. All that piece of the Land & Building, consisting of Four Flats bearing No’s F1 measuring 816 Sq.ft. F2 measuring 800 Sq.ft. S1 measuring 816 sq.ft. and S2 measuring 800 sq.ft. with Ground floor car park Nos.C1,C2,C3 & C4 in the building known as “S.S.MURUGAN FLATS”, in land measuring 1810 sq.ft. comprised in Survey no 79/1B, New Survey No 79/1A1B, Urupakkam village, bearing, Plot No 130, Priya Street, Vaigai Nagar, Urupakkam, Chennai and the land bounded on the: North by: Plot No 127, South by: 23 feet Road, East by: Plot No.131 , West by Plot No.129 Situated within the Sub-Registration District of Guduvanchery in the Registration District of Kancheepuram.

iii. Land measuring 9941 sq.ft comprised in Survey No.86/4A,4B,4C, 87/3A, 3B ,3C, 88, 92/1,93/2 , 93/3 & 93/5 Serpanancheri village. Layout of house sites known as “SHANTHI DURGA NAGAR EXTENSION” bearing Plot No.A1, Sriperumbudur Taluk, Kancheepuram District and the land bounded on the: North by : Navaloor Road, South by : 20 feet Road and Plot No.A1,B1 part, East by: Navaloor Road & Vellarithangal boundary: West by : 24 feet Road & Plot No.A2, A3,A4,B1,B2,B3 part.

iv. Land measuring 2400 sq.ft comprised in Survey No.10/12 as per subdivision New survey No:10/33 Chitalapakkam village bearing plot No : 84 , Maheshwar Nagar , Layout , and Land bounded on the : North by : 30 feet Road , South by : Plot Nos 79 & 80 , East : by : Plot No 83 ,West by: Plot No 85.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e. www.adityabirlafinance.com or <https://sarfaesi.auctiontiger.net>

Date: 22.08.2022

for Aditya Birla Finance Limited

Place: Chennai

Loan Account Numbers: 0000080000189 & 0138401

**Authorised Officer
(9884322999)**

Address for Correspondence: Unit #10 & 12, 6th & 4th Floor, Oval Venkat Narayan Road, T Nagar, Chennai - 600 017