

ADITYA BIRLA FINANCE LTD.

M/s. Aditya Birla Finance Limited

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Office: Aditya Birla Finance Ltd, Unit #10 & 12, 6th & 4th Floor, Oval, Venkat Narayan Road, T Nagar, Chennai - 600 017.

Authorized Officer Mr. Shivarasan Devar

Contact: 9004861424

Auction Service Provider: M/s E- Procurement Technologies Limited(Auction Tiger) B-704/705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006,

E-Auction Sale Notice

Pursuant to taking possession of the secured assets mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)** for the recovery of amount due from borrower(s), /Co-Borrower(s) /Guarantor(s) offers are invited by the undersigned in sealed covers for purchase of immovable properties, as described hereunder, which is in the Physical Possession, **on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'**, Particulars of which are given below:-

Borrower(s) / Co- Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstandi ng (As on 30.10.202 2)
M/s Sri Duraiappa Stores M/s Sri Duraiappa And Co Mr. S Murugan Mrs. M Hemanandhi ni	16.05.2 019 for Rs. 5,42,65, 953/-	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 Guduvanchery in the Registration District of Kancheepuram; And 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, Urapakkam village, bearing, Plot No 130, Priya Street, Vaigai Nagar, Urapakkam, 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	Rs. 2,47,16,754/-	Rs. 24,71,675 .40/-	Rs. 7,62,83,4 01.18/- in Loan Account Nos. 00000800 00189 and 0138401.

	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	Rs. 38,91,901.50/-	Rs. 3,89,190.15/-
	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	Rs. 59,40,000/-	Rs. 5,94,000/-

For detailed terms and conditions of the sale, please log on to the website <https://sarfaesi.auctiontiger.net>

TERMS AND CONDITIONS OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION:

- Date of Inspection of the Immovable Properties is from **07.11.2022 to 22.11.2022** between **11:00 am to 03:00 pm**.
- Last Date & Time of submitting EMD: **23.11.2022** from **10:00 am to 3 :00 pm**.
- The Auction Sale will be an Online E-Auction/Bidding through approved Service Provider M/s E- Procurement Technologies Limited(Auction Tiger) Help Line Nos. 079-6813 6837/80/72/94 & Contact Person: Vivek Kachariya(Mo.: 9081830222) Help Line E-mail id: support@auctiontiger.net & vivek@auctiontiger.net through the web portal <https://sarfaesi.auctiontiger.net>;
- The Auction Sale will be held on **25.11.2022** between **11.00 a.m to 1.00 p.m** with auto-extensions for 5 (five) minutes in case a bid is placed in the last 5 minutes before the appointed closing time;
- The bid price to be submitted shall be above the Reserve Price fixed by the Authorized Officer (“AO”) and the bidders shall further improve their offer in multiples of **Rs.25,000/- (Rupees Twenty Five Thousand only)**.
- The properties will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution or such extended period as agreed upon in writing by and solely at the discretion of the AO failing which the Financial Institution shall forfeit amounts already paid/deposited by the purchaser.
- Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
- Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format / incomplete bids are liable to be rejected.
- Annexure shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above.

Earnest Money Deposit (EMD) as mentioned against properties described in the accompanying Sale Notice shall be deposited through Demand Draft.

- The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
- Prospective intending bidders may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
- The EMD of the unsuccessful bidder will be returned of closure of the E-Auction proceedings.
- The sale is subject to confirmation by the Financial Institution. If the Borrower/Guarantor(s) pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
- To the best of knowledge and information of the AO, no other encumbrances exist on the aforesaid properties, however the prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
- The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
- On compliance of terms of sale, AO shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, IT etc. shall be borne by the purchaser as prescribed in the act.
- The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
- The Demand Draft Should be made in favor of 'Aditya Birla Finance Limited'.
- The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

Place: Chennai

For ADITYA BIRLA FINANCE LIMITED

Date: 03.11.2022

Authorised Officer