

**ADITYA BIRLA FINANCE LTD.**

**M/s. Aditya Birla Finance Limited**

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

**Branch Offices: Aditya Birla Finance Ltd, Unit #10 & 12, 6<sup>th</sup> & 4th Floor, Oval, Venkat Narayan Road, T Nagar, Chennai-600 017**

**Authorized Officer: Mr. Thiyagarajan. V**

**Contact: 9710917596**

**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, 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)<br>/ Co-<br>Borrower(s)/<br>Guarantor(s)   | Demand<br>Notice Date<br>and Amount         | Description of the<br>Immovable properties   | Reserve<br>Price (RP) | Earnest<br>Money<br>Deposit<br>(EMD)<br>(10% of RP) | Total Loan<br>Outstandin<br>g<br>(As on<br>31.12.2022<br>) |
|--|---|--|-----------------------|---|--|
| Vasan<br>Medical<br>Centre<br>(India)<br>Private<br>Limited,<br><br>Mr. A.M.<br>Arun<br>(Deceased),<br><br>Mrs. Meera<br>Arun<br>(Guarantor) | 12.09.2016<br>for<br>Rs.<br>217563941/<br>- | Property (1)<br>All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in R.S.No. 1575/5 Part at, Old Door No. 37A, New Door No 52, Kasturiranga Iyengar Road (J J Road), Teynampet, Chennai-600 018, within the Registration District of Chennai Central and Bounded on the-<br><br>North by- J J Road<br>South by - Vishranthi Home's<br>West by - Mr. Daswani Property<br>East by - Mr. Gopalan Property<br><br>Within this four boundaries East to West on both sides 63.3/4 feet, North to South on Both Sides 83 Feet, totally an extent of 5312 Sq.ft of site together | Rs.25,10,74<br>,140/- | Rs.25,107,<br>414/-                                 | Rs.373856<br>146/-   |

|                     |  |                          |                         |  |
|---------------------|--|--------------------------|-------------------------|--|
|                     | <p>with ground floor and first floor RCC building and all amenities structures thereon with compound walls and usual pathway and easement rights including this sale deed.</p> <p>The above said property is situated at (J.J.Road), Kasturiranga Iyengar Road, within the limits of Teynampet, Mylapore Taluk, Chennai Central. (Joint I Sub registrar).</p>  |                          |                         |  |
|                     | <p><b>Property (2)</b></p> <p>All piece and Parcel of the Property Land &amp; Building (House Property) bearing Door No 193 (Old No 124), St Mary's Road, Chennai 600 018 and comprised in R S No. 3925/4 &amp; 3926/3 consisting of Land Measuring 3763 Sq Ft there about &amp; building measuring 2804 situated within the registration district of Madras Central &amp; Registration Sub District of Mylapore and bounded on the</p> <p>North by - Door No 191, St Mary's Road, Chennai 600 018</p> <p>South by - Door No 195 St Mary's Road, Chennai 600 018</p> <p>West by - Approach road from St Mary's Road Chennai 600 018</p> <p>East by - Door No 189, St Mary's Road, Chennai - 600 018.</p> | <p>Rs.11,79,61,315/-</p> | <p>Rs.1,17,96,131/-</p> |  |
| <p><b>Total</b></p> |  | <p>Rs.36,90,35,455/-</p> | <p>Rs.3,69,03,545/-</p> |  |

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 **05.01.2023 to 03.02.2023** between **11:00 am to 04:00 pm.**
- Last Date & Time of submitting EMD: **06.02.2023** till **10 Am.**
- 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: Ramprasad(Mo.:8000023297) 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 **06.02.2023** 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.50,000/- (Rupees Fifty 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: 05.01.2023**

**Authorized Officer**