



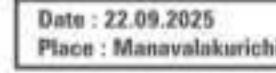
## APUTUS VALUE HOUSING FINANCE INDIA LTD

Registered Office : 8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai - 600 010 | PH : 044-4565 0003

## PUBLIC NOTICE FOR AUCTION SALE

Whereas the Authorized Officer of Aputus Value Housing Finance India Limited/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. 11 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. 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/charged to the Aputus Value Housing Finance India Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aputus Value Housing Finance India Limited/Secured Creditor, will be put to sale by auction on "AS IS WHERE IT IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT REOURSE BASIS".

Name of the Borrower, Co-Borrower & Loan Number	Schedule Of Property	Reserve Price	EMD	Inspection Date & Time	Last EMD Date & Time	Public Auction Date, Time & Place
Loan No: AVKUR/0145435 1.Mrs. Rajeswari, 2.Mr. Murugesan, 3.Mr. Mugesh all are residing at No. 6-8/2, Naduvakarai, Mondakadu, Kanyakumari, Tamil Nadu - 629 252 & 4.Mr. Vijayakumaran residing at No. 64b/1 New Street, Mondakadu, Kanyakumari, Tamil Nadu - 629 252.	All that piece and parcel of land and building situated Kanyakumari District, Kanyakumari Registration District, Manavalakurichi Sub Registration District, Kalkum Taluk, Manavalakurichi Village, Manavalakurichi New sub division in to Mondakadu Village, Mondakadu Town Panchayat, Old S. No: 3779, R.S. No: 161/8 consists 0.04.00 a/c in, which consists 3.33 a/c and R.S. No: 161/9 consists 0.833 sq. feet, lies on jointly and totally consists 4.167 cents (1815.14 sq. ft) of land with building bearing door no: 6/8/2 with EB connection no: 07-174-013-396 bounded by, Boundaries: North By: Property of Sundarai, South By: Pathway, East By: Property of Nadarajan, West By: Property of Pauludha.	Rs.9,800/- (Rupees Nine Lakhs Eighty Nine Thousand Only)	Rs. 98,900/- (Rupees Nine Lakhs Eighty Nine Thousand Only)	25.10.2025 between 10:00 AM to 3:00 PM	28.10.2025 between 10:00 AM to 11:00 AM at Aputus Value Housing Finance India Ltd., No. 78, Dharsagam, 2nd Floor, WCC Road, Nagercoil, Kanyakumari, Tamil Nadu - 629 001	
1. Along with the bid from the proposed bidder shall also attach her/his identity proof and the proof of residence such as copy of the Aadhaar, passport, Election commission card, ration card driving license etc and copy of the PAN card issued by the income tax department. 2. On the auction date all the bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the company and in no eventuality would the property be sold below the reserve price. However, the bidders personally present at the auction site shall have the right to further enhance their bid price by a maximum sum of Rs.10,000/- and in the event of higher bid being offered, the Aputus Value Housing Finance India Ltd., shall have the right to accept the same. Thereafter when the company accept the higher bid, the purchaser will be required to pay deposit of 25% (Twenty-five percent) of the sale price, after adjusting the earnest money deposit, immediately with the undersigned. The balance amount of the purchase price shall be paid by the purchaser to the undersigned on or before fifteen days from the date of auction or such extended period as may be agreed upon in writing between the parties. In default of payment & within the time as mentioned above, company shall be at liberty to forfeit the earnest money deposit and proceed with re-sale of the property. The defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. 3. All the payments shall be made by the purchaser by means of the demand draft/pay order favouring Aputus Value Housing Finance India Ltd., Nagercoil. 4. On receipt of the sale price in full company shall be issuing a sale certificate in favour of the purchaser. 5. The said immovable property described in the schedule herein below shall remain and he at the sole risk of the purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the sale by the undersigned authorized officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever. The property is being sold with existing encumbrances whether known or unknown to the finance company and the intending bidder shall satisfy himself about the title, ownership, statutory approvals, encumbrances, claims etc., in regard to the property. Any encumbrance that may arise after the date of the notice will also be borne by the purchaser. 6. The said immovable property described in the schedule herein below shall remain and he at the sole risk of the purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the sale by the undersigned authorized officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever. The property is being sold with existing encumbrances whether known or unknown to the finance company and the intending bidder shall satisfy himself about the title, ownership, statutory approvals, encumbrances, claims etc., in regard to the property. Any encumbrance that may arise after the date of the notice will also be borne by the purchaser. 7. The best of the knowledge and information of the authorized officer of company no other encumbrances exist on the property. (Alternatively the said property is being sold subject to charges/encumbrances of borrowers 1.Mrs. Rajeswari, 2.Mr. Murugesan, 3.Mr. Mugesh & 4.Mr. Vijayakumaran for a sum of Rs.12,40,496/- (Rupees Thirteen Lakhs Forty Thousand and Four Hundred and Six Only). 8. All expenses relating to stamp duty, registration charges, transfer charges and any other charges in respect of the above referred property shall be borne by the purchaser. 9. The Authorized officer is not bound to accept the highest offer or any all offers and the company reserves its right to reject any or all bids without assigning any reasons thereof. 10. No person other than the bidders themselves or their duly authorized representative shall be allowed to participate in the auction sale proceedings. 11. In case all the dues together with all cost, charges and expenses incurred by the Aputus Value Housing Finance India Ltd., are tendered by the above named borrower at any time before the date fixed for the sale of the property, under section 13(8) of the Act. Then the property will not be sold and all bids received from the prospective bidders shall be returned to them without any liability/claim against the company. 12. The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.						
Date : 22.09.2025 Place : Manavalakurichi	Authorised Officer Aputus Value Housing Finance India Limited					



## State Bank Of India

Stressed Assets Management Branch

"Red cross Buildings" 32, Redcross Road,  
Egmore, Chennai-8. Ph: 044-2888 1022  
E-mail ID: sbi.04105@sbi.co.inAuthorised Official's Details: Name: Mrs. B Sindu - Ph: 8838338084, 044-2888 1029  
CONTACT PERSON : Mr. R. Rajan (Mobile No.9094452976)

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule to Rule 8(6) 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 immovable property mortgaged/charged to the Secured Creditor, the constructive/ Symbolic possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where it is", "As is What it is" and "Whatever there is" on 09.10.2025 for recovery of Rs.22,88,33,210/- (Rupees Twenty Two Crores Eighty Eight Lakhs Thirty Three Thousand Two Hundred and Ten Only) as on 31.08.2025 with future interest and costs due to the secured creditor from the Borrower and Guarantors as mentioned below:

**Name of the Borrower:** M/s. St John Freight Systems Ltd., C-98, SIPCOT Industrial Complex, Harbour Express Road, Tuticorin - 628 008. **Name of Guarantors:** Mr. Johnson Thangiah, No. 106/66, Millerpuram, Tuticorin - 628 008 Mrs. Anny Johnson, No. 106/66, Millerpuram, Tuticorin - 628 008. Mr. Selvaraj Moses, No.111/33E/98, State Bank Colony, Polpetta, Tuticorin - 628 002. Mr. Samuel Jefferson, No. 106/66, Millerpuram, Tuticorin - 628 008. M/s. Notus Builders Private Limited, 2/1B/3, North BLOC, 2/1B/3, North BLOC, Ganesh Nagar, Palayamkottai Road West, Tuticorin - 628 003. M/s. Navigator Creators Private Limited, 2/1B/3, North BLOC, Ganesh Nagar, Palayamkottai Road West, Tuticorin - 628 003. M/s. Navigator Creators Private Limited, C-98, SIPCOT Industrial Complex, Harbour Express Road, Tuticorin - 628 008. M/s. Damiana Promoters Private Limited, No.480, Anna Salai, Khriraj Complex II, 7th Floor, Nandanam, Chennai - 600 035. M/s. Clavilla Promoters Private Limited, No.480, Anna Salai, Khriraj Complex II, 7th Floor, Nandanam, Chennai - 600 035. M/s. Sea Star Shelters Private Limited, III/Floor, Selva Towers, 320/4, Avinash Road, Coimbatore - 641 004. M/s. Cools Property Developers Pvt Ltd No.10, First Floor, Parsh Samruddi Mahal, Opp. Fatima College, Madurai - 625 018. M/s. Thamarai Property Developers Pvt Ltd No.10, First Floor, Parsh Samruddi Mahal, Opp. Fatima College, Madurai - 625 018. M/s. Coats Realtors Private Limited, No.10, First Floor, Parsh Samruddi Mahal, Opp. Fatima College, Madurai - 625 018. M/s. Atrium Builders Private Limited, C-98, SIPCOT Industrial Complex, Harbour Express Road, Tuticorin - 628 008.

Demand Notice u/s 13 (2) issued on 01.12.2016; Possession notice u/s 13 (4) issued on 04.03.2017

## DESCRIPTION OF PROPERTY

**Name of Title Deed Holder:** M/s. Damiana Promoters Private Limited (Corporate Guarantor)  
**SL No.1:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-I, Patta No.1124, S.No.1216/24 in which an extent of 0.60.ha or 1 acres 48 cents (Covered under Sale Deed No.2995/2012)  
**RESERVE PRICE** ₹ 8,79,120/- **EMD** ₹ 87,912/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.2:** a) All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-II, S.No.1178/4 in which an extent of 1.07.0 hectare or 2 Acre 64 cents of lands, b)All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-II, S.No.1178/4 in which an extent of 0.85.5 hectare or 21 cents of lands. c) All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-I, S.No.1158/1 in which an extent of 0.25.0 hectare or 62 cents of lands. **Totally 1.40.5 hectare or 3 Acre and 47 Cents** (Covered under Sale Deed No.2994/2012)

**RESERVE PRICE** ₹ 20,61,180/- **EMD** ₹ 2,06,118/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.3:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-II, bearing Patta No.1857, S.No.1182/1A in which an extent of 1.10.0 hectares or 2 Acre 72 cents of land (Covered under Sale Deed No.2991/2012)

**RESERVE PRICE** ₹ 16,15,680/- **EMD** ₹ 1,61,568/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.4:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-II, S.No.1194/1 in which an extent of 6.46 97 cents of land, out of which Southern 4 Acres 87 cents, out of which Eastern 2 acres 63 cents bearing Patta No.1379, A per new sub division, Survey No.1194/1 in which an extent of 1.06.0 hectare or 2 acres 62 cents of land. (Covered under Sale Deed No.2997/2012)

**RESERVE PRICE** ₹ 15,56,280/- **EMD** ₹ 1,55,628/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.5:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-II, bearing Patta No.2578, S.No.1182/1A in which an extent of 1.37.5 hectares or 3 Acre 40 cents of land (Covered under Sale Deed No.3018/2012)

**RESERVE PRICE** ₹ 20,19,600/- **EMD** ₹ 2,01,960/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.6:** a) All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-II, S.No.1178/4 in which an extent of 0.40.0 hectares or 99 cents of land, b)All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-II, S.No.1178/4 in which an extent of 0.45.5 hectare or 1 Acre 12 cents of land (Covered under Sale Deed No.2937/2012)

**RESERVE PRICE** ₹ 6,65,280/- **EMD** ₹ 66,528/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.19:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village, Survey No.1182/4A in which an extent of 1.32.5 hectare or 3 Acre 27 cents of land of this southern portion measuring 1.22.5 hectare or 3 acre 03 cents bounded on the North : Ramalingam Land 24 cents in S.No.1184/2A Northern portion, South : Land in S.No.1184/2B1, East : M Akkinimutham & Eruammai Ammal Lands, West: U.S. Subbartha Pillai Land. (Covered under Sale Deed bearing No.2992/2012)

**RESERVE PRICE** ₹ 13,66,200/- **EMD** ₹ 1,36,620/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.20 :** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village, bearing Patta No.1751, Survey No.1303/2A2 in which an extent of 0.28.0 hectare or 69 cents of land (Covered under Sale Deed No.2930/2012)

**RESERVE PRICE** ₹ 4,09,860/- **EMD** ₹ 40,986/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**Name of Title Deed Holder:** M/s Clavilla Promoters Private Limited (Corporate Guarantor)  
**SL No.21:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-I, S.No.132/1D in which an extent of 0.44.5 hectare or 1 acre 10 cents (Covered under Sale Deed bearing No.3026/2012)

**RESERVE PRICE** ₹ 6,53,727/- **EMD** ₹ 65,373/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.22:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village, bearing Patta No.1406, S.No.422 in which an extent of 1.16.50 hectare or 2 acre 88 cents (Covered under Sale Deed bearing No.3019/2012)

**RESERVE PRICE** ₹ 17,10,720/- **EMD** ₹ 1,71,072/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.23:** a)All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village, bearing Patta No.437, S.No.180/2 in which an extent of 0.40.0 hectares or 99 cents of land, b)All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village, bearing Patta No.35, Survey No.1260 in which an extent of 0.45.5 hectare or 1 Acre 12 cents of land (Covered under Sale Deed No.2937/2012)

**RESERVE PRICE** ₹ 6,55,280/- **EMD** ₹ 66,528/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.24:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-I, bearing Patta No.1406, S.No.422 in which an extent of 0.20.0 hectare or 52 cents a) and b) totaling 0.44.0 hectare or 1 acre 09 cents (Covered under Sale Deed bearing No.3019/2012)

**RESERVE PRICE** ₹ 23,76,000/- **EMD** ₹ 2,37,600/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.25:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikuntam Taluk, Karungulam Panchayat Union limits, Sekkarakudi Village-I, bearing Patta No.1406, S.No.4013 in which an extent of 0.64.0 hectare or 1 acre 58 cents (Covered under Sale Deed bearing No.3022/2012)

**RESERVE PRICE** ₹ 10,03,860/- **EMD** ₹ 1,00,386/- **BID INCREMENT AMOUNT** ₹ 50,000/-

**SL No.26:** All that piece and parcel of land situated in Tuticorin Registration District, Pudukkottai Sub Registration District, Srivikunt