



Karnataka Bank Ltd

Your Family Bank. Across India.

ASSET RECOVERY MANAGEMENT BRANCH

No.324, Ground Floor, Thambu Chetty Street, Chennai - 600001

E-Mail : chennai.arm@ktkbank.com; Website : www.karnatakabank.bank.in CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES (MEGA AUCTION - 10.12.2025)

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 proviso to rule 8(6) / rule 9(1) of Security Interest (Enforcement) Rules, 2002.

Notice is here by given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the secured Creditor, the Possession of which has been taken by the Authorised Officer of **Karnataka Bank Ltd**, the Secured Creditor on below mentioned dates will be sold on **"As is Where is", "As is What is" and "Whatever there is"** basis on **10.12.2025** for recovery of below mentioned dues plus interest and costs due to the Karnataka Bank Ltd., below mentioned Branches from the following **Borrowers / Guarantors/Mortgagors:**

1. Chennai - Ambattur Branch		
1. Name & address of Borrower(s)/ Guarantor(s)/ Mortgagor(s): (1) Mr.Karthikeyan Selvakumar, S/o. Mr. Selvakumar, 90B, YadavaI Street, Padi, Thiruvallur, Tamilnadu-600050, (2) Ms.Sangavi Ananthan, Both (1) & (2) are addressed at : No.10, Pushpa Mandaba Street, Thiruvaiyaru Taluk, Thanjavur - 613 204, Thanjavur District, Tamilnadu.		
Balance Outstanding: Rs.84,88,393.42 [Rupees Eighty Four Lakh Eighty Eight Thousand Eight Hundred Ninety Three and Paise Forty Two Only] as on 18.11.2025 under TL A/c No. 1797001600006101 along with future interest from 12.08.2025 , plus costs thereon.		
Description of the property : All that part and parcel of Residential Flat property situated in Kancheepuram District, Sholinganallur Taluk, Pallikaranai Village, comprised in Old Survey No.653/1, as per Pattna No.32382, New Survey No.653/1/L, Plot No.39 measuring to an extent of 2600 sq.ft. in "Sai Baba Nagar", the building known as SUDHARSHAN SAYEE, in which 432 sq.ft. of un-divided share of land out of total 2600 sq.ft. together with a Residential double bedroom apartment bearing Flat No.52 measuring approximately 1078 sq.ft. inclusive of a share in the common areas in Second Floor belonging to Mr. Karthikeyan Selvakumar situated within the Registration District of Chennai South and Sub Registration District of Saidapet Joint - 1 & bounded by : Boundaries of the Property: North by : Plot No.42, South by : 30 feet Road, East by : Plot No.38, West by : Plot No.40, Measurements: East to West : On North side : 40 feet, On South side : 40 feet, North to South : On East side : 65 feet, On West side : 65 feet, Latitude : 12.93443; Longitude : 80.21752 (Physical Possession - 22.01.2025)		
Reserve Price : Rs. 51,25,000/-	EMD Amount : Rs. 5,12,500/-	Bid Increase Amount : Rs. 75,000/-

2. Name & address of Borrower(s)/ Guarantor(s)/ Mortgagor(s): (1) Mr.Sekar, S/o K.S.Selvaraj, (2) Mrs.Jamuna, W/o.Sekar.S, Both (1) & (2) are addressed at : No.4, Padma Nagar, 1st Street, Kolathur, Chennai-600099, Tamilnadu Both (1) & (2) also addressed at : Plot No.30, 2nd Floor, 2nd Cross Street, Lakshmi Nagar, Porur, Chennai-600116 Tamilnadu.		
Balance Outstanding: Rs.63,03,864.97 [Rupees Sixty Three Lakh Three Thousand Eight Hundred Sixty Four and Paise Ninety Seven Only] as on 18.11.2025 , under TL A/c No. 1797001600003601 along with future interest from 23.10.2025 plus costs thereon.		
Description of the property: All that part and parcel of Vacant House Site situated in Kancheepuram District, Sriperumpudur Taluk, No.220, Vellerithanall Village, comprised in Survey No.98, Pattna No.1457, as per Pattna New Survey No.98/19, bearing Plot No.188, measuring to an extent of 4035 sq.ft., situated in "Krishna Mohana Nagar" layout within the Registration District of Chennai South and Sub Registration District of Guduvancherry belonging to Mr. Sekar & bounded by : Boundaries of the Property: North by : Private Land, South by : Plot No.187, East by : Plot No.189, West by : Proposed Road, Measurements: East to West on the Northern side : 101 feet 6 inches, East to West on the Southern side : 89 feet 6 inches, North to South on the Eastern side : 32 feet 6 inches, North to South on the Western side : 52 feet., Latitude : 12.872101 Longitude : 79.991713 (constructive Possession - 08.02.2024)		
Reserve Price : Rs. 36,30,000/-	EMD Amount : Rs. 3,63,000/-	Bid Increase Amount : Rs. 50,000/-

2. Chennai - Annanagar Branch		
Name & address of Borrower(s)/ Guarantor(s)/ Mortgagors : I M/s. Thirumurugan Stores (1) M/s. Thirumurugan Stores Represented by its Partners Mrs. R. Sudhantra Devi, Mr. Raju S, (2) Mrs. R. Sudhantra Devi, W/o. Mr. Raju S, (3) Mr. Raju S, S/o. Sudalaimani, All (1), (2) & (3) are addressed at : CPR-4,Water Tank Road, MMDA Colony, Chennai, Tamilnadu - 600106 and (3) also addressed at New No. 29, Old No:19, Lakshmi Ammal Street, Ayyavoo colony, Aminjikarai, Chennai, Tamilnadu-600029 (4) Mr. Senthil Murugan, S/o Mr. Sudalaimani, 8A, Sastha Nagar, Villivakkam, Chennai, Tamilnadu- 600049.		
II, M/s Sri Lakshmi Traders, (1) M/s Sri Lakshmi Traders, Represented by its Proprietor Mr. Raju S, New No: 29, Old No:19, Lakshmi Ammal Street, Ayyavoo colony, Aminjikarai, Chennai- 600 029, Tamilnadu, (2) Mr. Raju S, S/o Mr. Sudalaimani, (3) Mrs. R.Sudhantra Devi, W/o. Mr. Raju S, Both (2) & (3) also addressed at :CPR-4, Water Tank Road, MMDA Colony, Chennai - 600 106, Tamilnadu, (4) Mr. Senthil Murugan, S/o Mr. Sudalaimani, 8A, Sastha Nagar, Villivakkam, Chennai - 600 049, Tamilnadu.		
Balance Outstanding: Rs.21,16,03,033.87 [Rupees Twenty one Crore Sixteen Lakh Three Thousand Thirty Three and Paise Eighty Seven Only] as on 13.11.2025 under PSOD A/c No.4917000600100901 for Rs. 13,06,53,221.17 along with future interest from 01.11.25 , under PDPN A/c No.4917001400072701 for Rs.52,09,463.43 along with future interest from 11.11.2025 , in the Name of M/s. Thirumurugan Stores under PSOD A/c No. 4917000600100801 for Rs. 7,43,07,180.29 along with future interest from 01.11.25 , under PDPN A/c No. 4917001400072601 for Rs.14,33,168.98 along with future interest from 11.11.2025 , in the Name of M/s. Sri Lakshmi Traders plus costs thereon.		

Item No:1.1 : All that Piece and parcel of Land and Building, bearing Plot No. CPR-4, Water Tank Road, Arumbakkam, Chennai - 600 106, Comprised in T.S. No.5 Part, Block No.22, of Arumbakkam Village, measuring an extent of 810 Sq.ft.in Aminjikarai Taluk, Chennai District, Situated within the Registration District of Chennai Central and the Sub Registration District of Kodambakkam, Chennai belonging to Mr. Raju S and bounded by : Boundaries of the Property: North by : Private Land, South by : 50 feet Road, East by : Plot No.5, West by : 30 Feet Road, Measurements : North to South on Eastern Side : 25 Ft 6 Inches, North to South on Western Side : 28 Ft 6 Inches, East to west on Northern Side : 30 feet, East to west on Southern side : 30 feet.		
Item No.1.2 : All that Piece and parcel of Land and Building, bearing Old Door No.1, New Door No.21, New Natarajapuram, Aminjikarai, Chennai - 600 029, comprised in Survey No.46/3, 59/1, T.S.No.4/9, 4/14, Block No.22 of Arumbakkam village, measuring to an extent of 470 Sq.ft, Aminjikarai Taluk, Chennai District, Situated within the Registration District of Chennai Central and the Sub Registration District of Kodambakkam, Chennai belonging to Mr. Raju S and bounded by : Boundaries of the Property : North by : House belonging to Mr. Prasanjeshi, South by : Property belonging to Mr. R.V.Ramana and a Passage measuring about 3 * 2.5, East by : House and Ground belonging to Mr. Nataraja Gramani, West by : House and Ground Belonging to Mrs. Nagammal Measurements : North to South on both Sides : 20 Feet, East to West on both Sides : 25 Ft 6 Inches Latitude : 13.068790; Longitude : 80.215865 (Constructive Possession 22.03.2024)		
Reserve Price : Rs. 2,30,10,000/-	EMD Amount : Rs. 23,01,000/-	Bid Increase Amount : Rs.1,00,000/-

Item No: 3 : All that Part and parcel of Vacant Site situated in North Chennai Registration District, Redhills Sub registration District, Thiruvallur District, Ambattur Taluk, Athivakkam Village, as per Pattna No.126, 19 Cents in S.No.17/3B and as per Pattna No.125, 51 Cents in S.No.19/2, totally measuring to an extent of 70 cents i.e., 30520 Sq.ft., belonging to Mr. R. Sudhantra Devi & bounded by Boundaries of the Property: North by : 16 Feet Road, South by : 16 Feet Road and S.No.69, East by : S.No.15 & 18, West by : S.Nos 19/1 & 22 Latitude : 13.193615; Longitude : 80.201366 (Constructive Possession 18.03.2024)		
Reserve Price : Rs. 2,16,00,000/-	EMD Amount : Rs. 21,60,000/-	Bid Increase Amount : Rs.1,00,000/-

Item No: 3 : All that Piece and parcel of Residential Apartment Property (Incomplete/Under Construction) situated in Kancheepuram District, Sriperumpudur Taluk, Old Village No.82, New Village No.111, Varadharajapuram village, in "Bhuvaneshwari Nagar" Layout, Vacant Plots bearing Nos.18 & 19, comprised in Survey Nos.248/3A, 248/2B, 248/3B and 248/3B/2, measuring to an extent of 5600 Square Feet (2 grounds and 800 Square Feet) and incomplete building thereon situated within the Registration District of Chennai South and the Sub Registration District of Padappai belonging to Mrs. R. Sudhantra Devi & bounded by Boundaries of the Property: North by : Plot Nos.25, 26 and 27, South by : 24 Feet wide Road, East by : Plot No.17, West by : Plot No.20, Measurements: East to west on Northern Side : 80 feet, East to west on Southern side : 80 feet, North to South on Eastern Side : 70 feet, North to South on Western Side : 70 feet. Latitude :12.918535; Longitude : 80.070577 (Physical Possession 18.07.2025)		
Reserve Price : Rs. 3,08,00,000/-	EMD Amount : Rs. 30,80,000/-	Bid Increase Amount : Rs.1,00,000/-

3. Chennai - Ayanavaram Branch		
Name & address of Borrower(s)/ Guarantor(s)/ Mortgagors : (1) Mr. Mohammed Saadiq, S/o. Mr. Mohammed Gaffar, No.71, Alexander Street, Dadashamkann, Perambur Barracks, Chennai-600012 Tamilnadu, (2) Mrs. Ayesha Javeda, W/o. Mr. Mohammed Saadiq, No.71, Alexander Street, Dadashamkann, Perambur Barracks, Chennai-600012 Tamilnadu.		
Balance Outstanding as on 14.11.2025 : Rs.68,60,351.31 (Rupees Sixty Eight Lakh Sixty Thousand Three Hundred Fifty One and Paise Thirty One Only) under TL-A/c No. 1597001600033401 along with future interest from 11.04.2025 , plus costs thereon.		
Description of the properties : Schedule - A : All that piece and parcel of Vacant House site property bearing Plot No.39 measuring 2600 Sq.ft., in "Sai baba Nagar", comprised in Old S.No.653/1 and New S.No.653/1/L as per Pattna No.32382 of Pallikaranai Village, Sholinganallur Taluk, Kancheepuram District, Bounded on the North by: Plot No.42, South by: 30 feet Road, East by: Plot No.38, West by: Plot No.40, Measuring : East to West on the North side : 40 feet, East to West on the South side : 40 feet, North to South on the East side : 65 feet, North to South on the West side : 65 feet. In all addressing to an extent of 2600 Sq.Ft. Within the registration District of Chennai South and Sub Registration District of Saidapet Joint - 1		
Schedule - "B" : 431 sq.ft of Undivided Share of land from and out of Schedule - "A" property.		
Schedule - "C" : Residential double bedroom apartment bearing Flat No. F-2 in First Floor, measuring approximately 1078 sq.ft. inclusive of a share in the common areas of the building known as "SUDHARSHAN SAYEE" belonging to Mr. Mohammed Saadiq, Latitude : 12.934202; Longitude: 80.217667 (Constructive Possession - 15.03.2025)		
Reserve Price : Rs. 55,55,000/-	EMD Amount : Rs. 5,55,500/-	Bid Increase Amount : Rs. 75,000/-

4. Chennai - Cathedral Road Branch		
Name & address of Borrower(s)/ Guarantor/ Mortgagors : (1) Mr. Kalaiaarasan K, S/o.Mr. Kumar, (2) Mrs. Nandini, W/o.Mr. Kalaiaarasan K, Both (1) & (2) also addressed at :No.7/4, Palanimalai Nagar, Thathankuppam, Villivakkam, Chennai - 600 049, Both 1 & 2 also addressed at, G1, Sharon Shelters I Block, 10th Street, Vallalar Kudiyurpur, Anna Nagar, Chennai-600 040.		
Balance Outstanding as on 18.11.2025 : Rs.64,01,581.28 (Rupees Sixty Four Lakh One Thousand Five Hundred Eighty One and Paise Twenty Eight Only) under TL-A/c No. 46470016001066901 along with future interest from 18.11.2025 , plus costs thereon.		
Description of the properties : Schedule - "A" : All that part and parcel of land, situated at the Project named "Royal Town", Chettipunniam Village, Chengalpatt Taluk, Kanchipuram District, comprising Survey No.434/1D, bearing Pattna No.2072, measuring to an extent of 1 Acre 94.4 cents situated within the Registration District of Chennai South, in which land measuring to an extent of 1210 sq.ft. and building constructed thereon within the Registration District of North Chennai and Sub Registration District Konnur belonging to Mr. M.Dhamodharan represented by his Power Agent Mrs. Pushpa RV and bounded by : Boundaries of the property : North by : 24 feet wide Road, South by : Plot No.268, East by : Plot No.275 and, West by : Plot No.277, Measurements: East to West : 22 feet on both sides North to South : 55 feet on both sides Latitude : 13.119688; Longitude : 80.173944 (Constructive Possession - 13.02.2024)		
Reserve Price : Rs. 40,10,000/-	EMD Amount : Rs. 4,01,000/-	Bid Increase Amount : Rs. 50,000/-

5. Chennai - Kilpauk Branch		
Name & address of Borrower(s)/ Guarantor/ Mortgagors : (1) Mr. M.Dhamodharan, S/o. Mr. Manoharan, No.35, A Block, No.5, Balaji Apartment, 7th Avenue, Banu Nagar, Ambattur, Chennai - 600 053, Tamilnadu. Also Addressed at :No. 276, Srinivasa Nagar, Jayanthi Nagar (Near Water Company), Pattaravakkam, Ambattur, Chennai, Tamilnadu - 600 053, (2) Mrs. R.V.Pushpa, W/o. Mr. Manoharan, No.35, A Block, No.5, Balaji Apartment, 7th Avenue, Banu Nagar, Ambattur, Chennai - 600 053, Tamilnadu. Also Addressed at :No. 276, Srinivasa Nagar, Jayanthi Nagar (Near Water Company), Pattaravakkam, Ambattur, Chennai, Tamilnadu - 600 053.		
Balance Outstanding: Rs. 72,30,083.81 [Rupees Seventy Two Lakh Thirty Thousand Eighty Three and Paise Eighty One Only] as on 13.11.2025 under TL A/c No.1697001600008601 for Rs.61,29,340.05 along with future interest from 21.09.2024 & under TL A/c No.1697001600011001 for Rs.11,00,743.76 along with future interest from 21.09.2024 plus costs thereon.		
Description of the properties : All that piece and parcel of Residential Property situated in Thiruvallur District, Ambattur Taluk, Pattaravakkam Village within the limits of Chennai Corporation, comprised in S.No.3/2, Town Survey No.3/2, Ward-D, Block No.8, Plot bearing No.276 in Srinivasa Nagar @ Jayanthi Nagar (Regularization Permit No.03798/2019), in which land measuring to an extent of 1210 sq.ft. and building constructed thereon within the Registration District of North Chennai and Sub Registration District Konnur belonging to Mr. M.Dhamodharan represented by his Power Agent Mrs. Pushpa RV and bounded by : Boundaries of the property : North by : 24 feet wide Road, South by : Plot No.268, East by : Plot No.275 and, West by : Plot No.277, Measurements: East to West : 22 feet on both sides North to South : 55 feet on both sides Latitude : 13.119688; Longitude : 80.173944 (Constructive Possession - 13.02.2024)		
Reserve Price : Rs. 85,85,000/-	EMD Amount : Rs. 8,58,500/-	Bid Increase Amount : Rs. 75,000/-

Date & Time of EMD Remittance : on or before 09.12.2025 - 04.00 p.m.		
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(The borrower/s/mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).

This Notice shall serve as Notice under Sub Rule (6) of Rule (8) / Sub Rule (1) of Rule (9) of Security Interest (Enforcement) Rules-2002 to the Borrower/Guarantors.

For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% of Reserve Price by way of RTGS / NEFT/ Fund Transfer to the credit of S.No.1 (1) account number 1793500200002401, Karnataka Bank Ltd, Chennai-Ambattur Branch IFSC Code KARB0000179 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Mr.Karthikeyan Selvakumar", payable at Chennai. S.No.1 (2) account number 1793500300002401, Karnataka Bank Ltd, Chennai-Ambattur Branch IFSC Code KARB0000179 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Sekar", payable at Chennai. S.No.2 account number 4913500300002401, Karnataka Bank Ltd, Chennai - Anna Nagar Main Branch, IFSC Code KARB0000491 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Thirumurugan Stores", payable at Chennai. S.No.3 account number 1593500300002401, Karnataka Bank Ltd, Chennai- Ayanavaram Branch, IFSC Code KARB0000159 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Mr. Mohammed Saadiq", payable at Chennai. S.No.4 account number 4645300300002401, Karnataka Bank Ltd, Chennai-Cathedral Road Branch, IFSC code: KARB0000464 or by DD/pay order favoring- "Karnataka Bank Ltd., A/c - "Mr.Kalaiaarasan K" Payable at Chennai. S.No.5 account number 1693500300002401, Karnataka Bank Ltd, Chennai-Kilpauk Branch IFSC Code KARB0000169 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Mr.M.Dhamodharan", payable at Chennai. S.No.6 (1) account number 1523500300002401, Karnataka Bank Ltd, Chennai-Porur Branch IFSC Code KARB0000152 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Mrs.Basavaraju Sathyapriya", payable at Chennai. S.No.6 (2) account number 1523500300002401, Karnataka Bank Ltd, Chennai-Porur Branch IFSC Code KARB0000152 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Mrs. Keerthipati Lavanya", payable at Chennai. S.No.6 (3) account number 1523500300002401, Karnataka Bank Ltd, Chennai-Porur Branch IFSC Code KARB0000152 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Mrs. Sri Annai Enterprises", payable at Chennai. S.No.7 account number 1503500300002401, Karnataka Bank Ltd, Chennai-Porur Branch IFSC Code KARB0000150 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Reshma Manivannan", payable at Chennai. S.No.8 account number 4623500300002401, Karnataka Bank Ltd, Chennai-Porur Branch IFSC Code KARB0000462 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - Rays Concrete Private Limited", payable at Chennai.

For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e., www.karnatakabank.bank.in under the head "Mega Auction Notices".
Contact Details: ARMB, Chennai, Landline: 4587 0789, Mob.: 9677426712 S.No.1 (1) (2): Chennai-Ambattur Branch, D.No.20, North Park Street, Venkatapuram, Ambattur, Chennai-600053, Tamilnadu (Phone: 044-26572641 Mobile : 7358790179/(BM)/7358722179 (ABM)), S.No.2: Chennai-Annanagar Main Branch, W-123, III Avenue, Annanagar, Chennai-600040, Tamilnadu (Phone: 044-23453225 Mobile : 9500037099 (BM)), S.No.3: Chennai-Ayanavaram Branch, Plot No.30, Old Door No.10, New Door No.28, Ground Floor 3rd Cross Street, Venkatesapuram Colony, Ayanavaram, Chennai-600 023. (Phone: 044-23453256 (General) / Mobile : 9840869924 (BM)), S.No.4: Chennai-Cathedral Road Branch, No. 37, New No. 2/11 & 2/12, Ground Floor Conron Smith Road, Gopalapuram, Chennai- 600086, Tamilnadu (Phone:044-23453229(General) / Mobile : 9444000633 (BM)), S.No.5: Chennai- Kilpauk Branch, D - 41 (Old No. 97), Sreerosh Centre, New Avadi Road, Kilpauk, Chennai, Tamilnadu - 600 010 (Phone: 044-26430178 / Mobile : 9840241735 (BM)) S.No.6 (1) (2) (3) (4): Chennai-Porur Branch, No.84, Ground Floor, Mount Poonamallee High Road, Porur, Chennai-600116 Tamilnadu (Phone: 044-24827240/Mobile: 7418222427 (BM)). S.No.7: Chennai - RA Puram Branch, Old No.77, New No.92, Green Ways Road extension, Raja Annamalaiapuram, Chennai-600028, Tamilnadu (Phone: 044-23453247 (General) / Mobile : 7305041836(BM)), S.No.8: Chennai-T.C.Street Branch, No.324, Old No.171, Ground Floor, Thambu Chetty Street, Chennai-600001, Tamilnadu State (Phone: 044-23453232/Mobile : 9880269953(BM))
The Mega E-auction will be conducted through portal <https://www.auctionbazaar.com> on 10.12.2025 from 11:00 AM to 11:30 AM with unlimited extension of 05 minutes. The intending bidder/s can get their User Id, password free of cost by registering their name at <https://www.auctionbazaar.com> and get online training on E-auction (tentatively on 09.12.2025) from M/s.ARC A EMART PVT LTD., 7-1-28/1/A/1, Park Avenue 1, Amerepet, Secunderabad, Telengana-500016, Mr.G.Ashok, Mobile: 7799072999, Mr.B.Shivarama Krishna, Mobile: 8379969696, E-mail: contact@auctionbazaar.com, disposal.tamilnadu@auctionbazaar.com

Place: Chennai
Date : 20.11.2025

6. Chennai - Porur Branch		
1. Name & address of Borrower(s)/ Guarantor/ Mortgagors : (1) Mrs. Basavaraju Sathyapriya, W/o. Mr. B Krishna, No. 1/36, Gangai Amman Kovil Street, Ramapuram, Chennai - 600 089, Tamilnadu, (2) Mr. Basavaraju Krishna, S/o. Mr. Lakshmana Rao, No. 1/36, Gangai Amman Kovil Street, Ramapuram, Chennai - 600 089, Tamilnadu.		
Balance Outstanding : Rs. 18,35,216.96 [Rupees Eighteen Lakh Thirty Five Thousand Two Hundred Sixteen and Paise Ninety Six Only] as on 13.11.2025 under PSTL A/c No.1527001800104001 for Rs. 18,35,216.96 along with future interest from 13.09.2023 , plus costs thereon.		
Description of the properties : All that piece and parcel of Vacant land situated in Tamilnadu, Thiruvallur District, Gummidipoondi Taluk, No.64, Aathupakkam Village, comprised in S.No. 457/2 and 47/1/2, Plot No. 44, Simpson Co - operative Nagar, measuring to an extent of 1224 sq.ft., within the Registration District of Chennai North and Registration Sub District of Gummidipoondi belonging to Mrs. Basavaraju Sathyapriya & bounded by : Boundaries of Property : North by : 20 Feet Road, South by : Park and S.No.456, East by : Plot No. 43-B, West by : Western Part of Plot No. 60, Measurements : North : 34 feet, South : 34 feet, East : 36 feet, West : 36 feet, Latitude : 13.420025; Longitude : 80.148572 (Constructive Possession - 15.02.2022)		

Reserve Price : Rs. 9,25,000/- EMD Amount : Rs. 92,500/- Bid Increase Amount : Rs. 50,000/-		
2. Name & address of Borrower(s)/ Guarantor/ Mortgagors : (1) Mrs.Keerthipati Lavanya, W/o.Mr. Muddaluri Naveen Kumar Raju, No.14/23, Viswanathapuram 2nd Street, Kodambakkam, Chennai - 600 024, Tamilnadu. Also addressed at: Flat No: C-2, old No.15A, New No.19, Second Floor, Mallesh Seekas Apartments, Akbarabad 2nd street, Kodambakkam Chennai - 600 024, Tamilnadu. Also addressed at: No.6/23 R.Rachappali, Raghavarajapuram, Kodur, Srinivasa Nagar, Cuddapah, Cuddapah District, Andhra Pradesh - 516 101. (2) Mr.Muddaluri Naveen Kumar Raju, S/o.Mr. Subbaramaraju, No.14/23, Viswanathapuram 2nd Street, Kodambakkam, Chennai - 600 024, Tamilnadu. Also addressed at: Flat No: C-2, old No.15A, New No.19, Second Floor, Mallesh Seekas Apartments, Akbarabad 2nd street, Kodambakkam Chennai - 600 024, Tamilnadu. Also addressed at: No.6/23 R.Rachappali, Raghavarajapuram, Kodur, Srinivasa Nagar, Cuddapah, Cuddapah District, Andhra Pradesh - 516 101.		
Balance Outstanding : Rs. 1,02,35,653.46 [Rupees One Crore Two Lakh Thirty Five Thousand Six Hundred Fifty Three and Paise Forty Six Only] as on 13.11.2025 under TL A/c No. 1527001600045801 for Rs. 62,40,755.35 along with future interest from 03.01.2024 , under PSTL A/c No. 1527001800105801 for Rs. 39,94,898.11 along with future interest from 17.01.2024 , plus costs thereon.		

Description of the properties : Item No.1 : All that Piece and parcel of Residential Flat property Comprised in Survey No:33/1A Part, 31/2A Part, 31/1B, 31/1C Part, 31/1D Part & 31/1E1 Part (New T.S.9/9 Part, 9/10 Part, 9/11 Part, 9/12 part, 9/13 Part & 15/2 part), in Block No: 2 & 3 of the building on the "PACE BUILDERS" TAMBARAM VILLAGE Service Road (Maduravoyal Bye Pass Road) having extent of 118.18 cent, in which Flat No. T-12 measuring an extent of 1122 sq.ft., in the Third Floor, 485.63 Sq.ft, Undivided Share out of total 51526.4 sq.ft With in Sub Town Registration District of Tambaram and Registration District of Chennai South belonging to Mrs. Keerthipati Lavanya & bounded by : Boundaries of
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