



CHENNAI ASSET RECOVERY BRANCH
'Star House' 4th Floor, No.30 (Old No.17), Erabalu Street,
Chennai-600 001. Ph: 66774456, 465557
Email : ARB.Chennai@bankofindia.bank.in

E-Auction Sale Notice

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

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged / charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **BANK OF INDIA**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.01.2026** for recovery of the amount mentioned in each of the borrower to the **Bank of India**, Branch as mentioned here in below from the following Borrowers.

SI.No.1 : T.Nagar Branch : Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyanarayanan (Managing Director - 1), Mr.Senthil Kumar.P (Managing Director -2).
Present Outstanding Amount : (1)Home Loan (800475110000198) - Rs. 69.04,301.00 + UCI w.e.f 31-03-2024 further interest thereon, (2). Home Loan (800475110000200) - Rs. 51.91,122.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : SYMBOLIC POSSESSION
Description of Immovable Properties : **Schedule No-1 :** (Total Property) : All the piece and parcel of vacant land measuring an extent of 2143 Sq.ft., situated at Kumaran Street, NandavanaMettur, Vizhinjiyampakkam and comprised in Old Survey No.95/2A, New Survey No.95/2A11 and as per Manaiavai Patla No.104, T.S.No.12/3, Block-27, Ward - G of Vizhinjiyampakkam Village, AvadiTaluk, Thiruvallur District and **Boundaries:** North by : Plot and House Belonged to Mrs.L.Prema alias Mrs.premavathi, South by : Vacant Land Belonged to Mr.MVenkatesan alias Mr.Venkateswaran, East by : Kumaran Street, West by : Plot and House Belonged to Mr.Sadaiyan. **Measuring:** East to West on the Northern Side : 86 Feet, East to West on the Southern Side : 83 Feet 7 inches, North to South on the Eastern Side : 25 Feet 5 inches, North to South on the Western Side : 25 Feet. And situated within the Registration District of Thiruvallur and Sub-Registration District of Avadi.

SCHEDULE 'B' (Property belongs to M/s.Naveen Kumar Management Services Pvt Ltd, rep by its MD Mr.P.Senthil Kumar) & Mr.AravindSathyanarayanan (MD) : 395.50 Sq.ft. undivided share of land out of schedule-A property together with flat constructed thereon bearing Flat No.S3 in the Second Floor having 1016 Sq.ft built up area together with one covered Car Parking.

Reserve Price : Rs.32,00,000/- EMD : Rs. 3,20,000/- Bid Increment : Rs.50,000/-

Property No-2: All the piece and parcel of vacant land measuring an extent of 2143 Sq.ft., situated at Kumaran Street, Nandavana Mettur, Vizhinjiyampakkam and comprised in Old Survey No.95/2A, New Survey No.95/2A11 and as per Manaiavai Patla No.104, T.S.No.12/3, Block-27, Ward - G of Vizhinjiyampakkam Village, AvadiTaluk, Thiruvallur District and **Boundaries:** North by : Plot and House Belonged to Mrs.L.Prema alias Mrs.premavathi, South by : Vacant Land Belonged to Mr.MVenkatesan alias Mr.Venkateswaran, East by : Kumaran Street, West by : Plot and House Belonged to Mr.Sadaiyan. **Measuring:** East to West on the Northern Side : 86 Feet, East to West on the Southern Side : 83 Feet 7 inches, North to South on the Eastern Side : 25 Feet 5 inches, North to South on the Western Side : 25 Feet. And situated within the Registration District of Thiruvallur and Sub-Registration District of Avadi.

SCHEDULE 'B' (Property belongs to M/s.Naveen Kumar Management Services Pvt Ltd, rep by its MD Mr.P.Senthil Kumar) & Mr.Aravind Sathyanarayanan (MD) : 212.50Sq.ft. undivided share of land out of schedule-A property together with flat constructed thereon bearing Flat No.S2 in the Second Floor having 572 Sq.ft. built up area together with one covered Car Parking.

Reserve Price : Rs.15,00,000/- EMD : Rs. 1,50,000/- Bid Increment : Rs.50,000/-

Property No. : 3 : SCHEDULE OF PROPERTY Schedule 'A' (Total Property) : All the piece and parcel of vacant land measuring an extent of 2143 Sq.ft., situated at Kumaran Street, NandavanaMettur, Vizhinjiyampakkam and comprised in Old Survey No.95/2A, New Survey No.95/2A11 and as per Manaiavai Patla No.104, T.S.No.12/3, Block-27, Ward - G of Vizhinjiyampakkam Village, AvadiTaluk, Thiruvallur District and **Boundaries:** North by : Plot and House Belonged to Mrs.L.Prema alias Mrs.premavathi, South by : Vacant Land Belonged to Mr.MVenkatesan alias Mr.Venkateswaran, East by : Kumaran Street, West by : Plot and House Belonged to Mr.Sadaiyan. **Measuring:** East to West on the Northern Side : 86 Feet, East to West on the Southern Side : 83 Feet 7 inches, North to South on the Eastern Side : 25 Feet 5 inches, North to South on the Western Side : 25 Feet. And situated within the Registration District of Thiruvallur and Sub-Registration District of Avadi.

SCHEDULE 'B' (Property belongs to M/s.Naveen Kumar Management Services Pvt Ltd, rep by its M.D Mr.P.Senthil Kumar) & Mr.Aravind Sathyanarayanan (M.D) : 463.50 Sq.ft. undivided share of land out of schedule-A property together with flat constructed thereon bearing Flat No.S1 in the Second Floor having 1168 Sq.ft. built up area together with one covered Car Parking.

Reserve Price : Rs.27,00,000/- EMD : Rs. 2,70,000/- Bid Increment : Rs.50,000/-

SI.No.2 : Anna Nagar Branch : Borrower's Name : Mr. A. Thomas Selvan, (Borrower), Mrs. S.Leo Fathima Helan (Co-Borrower).
Present Outstanding Amount : Rs. 68,15,932.00 + UCI w.e.f 29-07-2022 further interest thereon and cost and other charges

Description of Immovable Properties : **SCHEDULE - A :** All that piece and parcel of land bearing Plot No.24, measuring an extent of 2400 Sq.Feet, situated at 22nd Street but now 21st Street, Sri Krishna Nagar, comprised in S.No.290, Patla No.755 as per patla New S.No.290/1A11, of Maduravai Village, Ambattal Taluk, Thiruvallur District. **Boundaries:** North by : 30 Feet Road, South by : Vacant Land, East by : Plot No.25, West by : Plot No.23. **Measuring:** East to West Northern Side : 40 Feet, East to West Southern Side : 40 Feet, North to South Eastern Side : 60 Feet, North to South Western Side : 60 Feet, situated within the Registration District of Chennai South and Registration Sub-Registration District of Virugambakkam. **SCHEDULE - B :** Flat No.456 Sq.ft of UDS in the property Schedule "A" herein above. **SCHEDULE - C :** A residential flat bearing No.S-2 measuring an extent of 1152 Sq.ft in the proposed Second Floor and Covered Car Parking, flat named as "SAI KRISHA APARTMENTS" in Schedule "B" mentioned land and with specifications as described in Schedule "D" hereunder.

Status of Possession : SYMBOLIC POSSESSION
Reserve Price : Rs. 59,00,000/- EMD : Rs. 5,90,000/- Bid Increment : Rs.50,000/-

SI.No.3 : Cathedral Road Branch : Borrower's Name & Address : Mr. M. Kumaran (Borrower), Mrs. Renuga Murugesan (Co-Borrower). **Present Outstanding Amount :** Rs. 25,54,140.00 + UCI w.e.f 13-07-2023 further interest thereon and cost and other charges

Description of Immovable Properties : **Schedule "A" (Total Property) :** All that piece and parcel of land and building measuring an extent of 2477.72 Sq.ft, or 230.18 Sq. meter bearing Plot No. B, situated at Malleswaram Main Road, Pallikaranai, Chennai-600 100 and comprised in Survey No.474/1B2 and as per Patla No.593, New Survey No.474/1B2A and 474/1B2C of Pallikaranai Village, Sholinganallur Taluk, Chennai District, owned by Mrs. Renuga Murugesan. **Boundaries:** North by : Land in Survey Nos.474/39 and 479/40, South by : Land in Survey No.474/1B2A, East by : 30 Feet Road - Malleswaram Main Road, West by : Plot No.2A belonging to T.A.Kashiraj, **Measuring:** East to West on the Northern Side : 89 feet, East to West on the Southern Side : 91 feet, North to South on the Eastern Side : 28 feet 1 1/2 inches, North to South on the Western Side : 27 feet. And situated within the Registration District of Chennai South and Sub Registration District of joint-1 Sub Registrar, Saidapet. **Schedule "B" (Undivided Share of Land) :** 217 Sq.ft, Undivided Share of Land out of Schedule "A" Property. **Schedule "C" :** Flat No.S-3, in the Second Floor having sale area of 695 Sq.ft, (including common area) situated at Plot No. B, Malleswaram Main Road, Pallikaranai, Chennai-600 100.

Reserve Price : Rs. 24,00,000/- EMD : Rs. 2,40,000/- Bid Increment : Rs.50,000/-

SI.No.4 : Kodambakkam Branch : Borrower's Name & Address : Mr. M Srinivasan (Borrower), Mrs. S Bhavani (Guarantor). **Present Outstanding Amount :** Rs. 4,85,07,258.00 + UCI w.e.f 23-09-2023 further interest thereon and cost and other charges

Description of Immovable Properties : **Schedule - A (Item - I) :** All that piece and property being Plot no. 36-B, P.A. Constructions layout, Door No. 805, New No. 1474, P.A. Road, Kanathur Reddykuppam Village, Thirupur Block, Kancheepuram District and Comprised in O.S. No. 98/1 part, R.S. No.98/70 part, as per Patla No. 665 and measuring to an extent of 12,408 Sq. ft., out of 0.606 acres or thereabouts. **Owned by Mr. M Srinivasan. Boundaries:** North by : P.A. Construction Street, South by : Land in Survey No. 98 part, East by : Plot No. 35 owned by Mrs. V. Sumithra, West by : Plot No. 36A. **Property owned by Mr. V. Udayakumar, All situate within the Registration Sub District of Thirupurur and the Registration District of Kanchipuram. ITEM - II :** All that piece and property being Plot No. 35, P.A. Constructions layout, Door No. 805, New No. 1474, P.A. Road, Kanathur Reddykuppam Village, Thirupur Block, Kanchipuram District and comprised in O.S. No. 98/1 part, R.S. No.98/71 part, as per patla No. 666 and measuring to an extent of 21,780 Sq. ft. (50 cents) or thereabouts **Owned by Mr. M Srinivasan. Boundaries:** North by : P.A. Construction Street, South by : Land in Survey No. 98 part, East by : Plot No. 34 land belonging to E.M.C Palaniappan, West by : Plot No.36B, **Property owned by V. Ethiraj, All situate within the Registration Sub District of Thirupurur and Registration District of Kanchipuram.**

Schedule - B : Item - I : All that piece and parcel of property bearing portion No. 8 in the property, measuring to an extent of 1090 Sq. ft. (west portion) bearing Plot No. 36-B, Old Door No.805, New No. 1474, P.A. Road, Kanathur Reddykuppam Village, Thirupur Block, Kanchipuram District, comprised in O.S. No. 98/1 part, R.S. No.98/70 part, as per Patla No. 665, **Owned by Mr.M Srinivasan, Boundaries:** North by : P.A. Construction Street, South by : 24 feet common Private passage of Eternia & access to Villa 2 owned by A.C Trilogachander, East by : Remaining land of Villa No. 8 of Eternia belonging to V. Sumithra, West by : Villa No. 9 of Eternia, and measuring, North : 20.5 feet, South 10.3 feet, East : 70.7 feet, West 70.7 feet, admeasuring to an extent of 1,090 Sq.ft (WEST portion) situated within the Registration Sub District of Thirupurur and Registration District of Kanchipuram. **ITEM - II :** All that piece and parcel of property bearing portion No. 8 in the property, admeasuring to an extent of 2,440 Sq.ft (EAST portion) bearing Plot No. 35, Old Door No. 805, New 1474, P.A. Road, Kanathur Reddykuppam, Thirupur Block, Kancheepuram District, comprised in O.S.No. 98/1 part, R.S. No. 98/71 part, as per Patla No. 666 of Kanathur Reddykuppam Village, Thirupur Taluk, Kanchipuram District **Owned by Mr.M Srinivasan. Boundaries:** North by : P.A. Construction Street, South by : 24'-0" Common private passage of Eternia & access to Villa 2 owned by Mr. A.C. Trilogachander & Villa No. 3 owned by V. Shobithavashini. East by : Villa No. 7 of Eternia, West by : Remaining land of Villa No. 8 of Eternia belonging to V. Ethiraj, and measuring North : 29.6 feet, South 39.9 feet, East : 70.7 feet, West 70.7 feet. Admeasuring to an extent of 2440 Sq.ft (east portion); situated within the Registration Sub District of Thirupurur and Registration District of Kanchipuram.

SCHEDULE - C : 1013 Sq. ft., undivided share in the lands of total extent of 7,625 Sq. ft., being the proposed club house and the passage common to portions 1 to 9 in the property bearing Plot nos.35 and 36-B at P.A Constructions Layout, Door No. 805, New No. 1474 P.A. Road, Kanathur Reddykuppam Village, Thirupur Block, Kanchipuram District and Comprised in O. S.No. 98/1 part, R.S.No.98/71 and 98/70 part as per patla No.666 and 665 of Kanathur Reddykuppam Village, Thirupur Block, Kanchipuram forming part of Schedule A Property. **Owned by Mr.M Srinivasan,** situated within the Registration Sub District of Thirupurur and the Registration District of Kanchipuram.

SCHEDULE-D: Property purchased by Mr. M. Srinivasan after Clubbing Item No. 1 and 2 of Schedule "B" and "C" : All that piece and parcel of land at Plot No.8 admeasuring 3529 Sq. ft., along with UDS 1014 Sq.ft., totally measuring 4543 Sq. ft., at ECR Kanathur Reddykuppam Village, P.A. Road, Door No. (Old No. 805 New No. 1474/8 Thirupur Block, Kanchipuram District **Owned by Mr.M Srinivasan** comprised in Old Survey No. 98/1 part, Re-Survey, No.98/70 part, as per Patla No. 2714 New Survey Number 98/71 A2. **Total extent bounded on the:** North by : P.A. Road, South by : 24 feet Common Passage of Eternia East by : Plot No. 7, West by : Plot No.9 and Ad measuring : Eastern Side : 70 Feet 7 inches, Northern Side : 50 feet, Western Side : 70 Feet 7 inches, Southern Side : 50 Feet, within the Registration Sub District of Thirupurur and the Registration District of Chengalpattu. **SCHEDULE - E :** Villa No. 8 consisting of Ground Floor, First floor and Second Floor measuring 5,500 Sq. ft., Super Plinth area (inclusive of Common areas and common shares in Club House, Swimming Pool, Servant Room, Security Room and Gym, **Owned by Mr.M Srinivasan.**

Status of Possession : SYMBOLIC POSSESSION
Reserve Price : Rs. 3,65,00,000/- EMD : Rs. 36,50,000/- Bid Increment : Rs.1,00,000/-

SI.No.5 : Myslapore Branch : Borrower's Name & Address : Mrs. Jacklin Krishnan (Borrower), Mr. Krishnan V, (Guarantor). **Present Outstanding Amount :** Rs. 68,31,357.00 + UCI w.e.f 27-06-2022 further interest thereon and cost and other charges.

Status of Possession : Physical Possession
Description of Immovable Properties : **SCHEDULE - A :** All that piece and parcel of land and building Situated at Plot No.3, admeasuring an extent of 2065 Sq.ft situated at Amudha Nagar Layout, approved by DTCP vide CR/DTCP.M.83-65/LP 33, comprised in S.No.91/2A, as per old Patla No.1426, S.No.91/18, and 91/19 as New Patla No.3617, in No.8, Ayyancherry Village, Chengalpattu Taluk, Kancheepuram District, lying within the Registration District of Chennai South and Sub Registration District of Guduvanchery. **SCHEDULE - B :** 539 Sq.ft of undivided share of land with 1346 Sq.ft of build up area, including common area in the Second Floor, Flat No. S-1 in the Building known as "Ganabathy Enclave". **Boundaries:** North by : Vacant Land, South by : 30 Feet Road, East by : Vacant Land, West by : Plot No.1 & 2.

Reserve Price : Rs. 34,00,000/- EMD : Rs. 3,40,000/- Bid Increment : Rs.50,000/-

SI.No.6 : TAMBARAM BRANCH: Borrower's Name & Address : Mr.Premal, M (Borrower), Mrs Bhavani Durairaj (Co-Borrower). **Present Outstanding Amount :** (1) Home Loan (805475110000201) - Rs. 43,36,022.00 + UCI w.e.f 15-10-2024 further interest thereon, (2) Home Loan (805475110000202) - Rs. 41,81,979.00 + UCI w.e.f 15-10-2024 further interest thereon and cost and other charges.

Description of Immovable Properties : **PROPERTY - 1 (A/C NO.805475110000201) SCHEDULE - A :** All that piece and parcel of house site bearing Plot No.3, measuring to an extent of 2655 Sq.ft., comprised in S.No.435/2A (Part), Patla No.1361 as per patla Sub-Division S.No.435/2A2D in the layout named as "Hygrevar Gardens" situated at Chettipuniyam Village, Chengalpattu Taluk, Kancheepuram District now Chengalpattu District, **Owned by Mr.M Premal.** **Boundaries:** North by : 30 Feet Road, South by : Property of Eugene Xavier & others, East by : Plot Nos. 1 and 2, West by : Plot No.4. **Measuring:** North by : 30 feet, South by : 30 Feet, East by : 88 Feet, West : 89 Feet. In all admeasuring to an extent of 2655 Sq.ft. The above property is situated within the Registration District of Chengalpattu and Joint-II Sub-Registration of Chengalpattu. **SCHEDULE - B :** A Residential Flat, bearing No.T-1, 3rd floor, of the building known as "SUDHARSHAN HYGREVAR" with Super built up area of 1086 Sq.ft. inclusive of common area, along with 450sq.ft. undivided share of land in and out of Schedule-A property.

Status of Possession : SYMBOLIC POSSESSION
Reserve Price : Rs. 36,00,000/- EMD : Rs.3,60,000/- Bid Increment : Rs.50,000/-

PROPERTY - 2 (A/C NO.805475110000202) SCHEDULE - A : All that piece and parcel of house site bearing Plot No.3, measuring to an extent of 2655 Sq.ft., comprised in S.No.435/2A (Part), Patla No.1361 as per patla Sub-Division S.No.435/2A2D in the layout named as "Hygrevar Gardens" situated at Chettipuniyam Village,

Chengalpattu Taluk, Kancheepuram District now Chengalpattu District. **Owned by Mr.M Premal.** **Boundaries:** North by : 30 Feet Road, South by : Property of Eugene Xavier & others, East by : Plot Nos.1 and 2, West by : Plot No.4. **Measuring:** North by : 30 Feet, South by : 30 Feet, East by : 88 Feet, West : 89 Feet. In all admeasuring to an extent of 2655 Sq.ft. The above property is situated within the Registration District of Chengalpattu and Joint-II Sub-Registration of Chengalpattu. **SCHEDULE - B :** A Residential Flat, bearing No.T-2, 3rd floor, of the building known as "SUDHARSHAN HYGREVAR" with Super built up area of 1056 Sq.ft., inclusive of common area, along with 435 sq.ft undivided share of land in and out of Schedule-A property.

Status of Possession : SYMBOLIC POSSESSION
Reserve Price : Rs.35,50,000/- EMD : Rs.3,55,000/- Bid Increment : Rs.50,000/-

SI.No.7 : Mylapore Branch: Borrower's Name & Address : Mr Ganapathie C Iyer (Borrower), Mrs.Archana.R (Co-Borrower), Mr.V.Ramachandran, (Guarantor). **Present Outstanding Amount:** Star Home Loan (800275110000164) - Rs.53,32,802.00 + UCI w.e.f 30-07-2023 further interest thereon and cost and other charges.

Description of Immovable Properties : All that piece and parcel of land and building bearing situated at Plot No.90, Flat No S-2, 2nd Floor, with 440 sq.ft undivided share of land out of 2220 sq.ft, built-up area - 989 sq.ft in Sastha Apartment, Annai Meenakshi Nagar Layout, comprised in Old No.67/5, New S.No.67/14 in No.14, Perumattalur Village, Chengalpattu Taluk, Kancheepuram District lying within the Registration District of Chengalpattu and Sub Registration District of Chengalpattu Joint-II in the name of Ganapathie C Iyer and Mrs. Archana R within the following boundaries: **Boundaries:** South by : Plot No.91, West by : Plot No.89, North by : 24 Feet Road, East by : Land Proposed for Park

Status of Possession : PHYSICAL POSSESSION
Reserve Price : Rs. 24,50,000/- EMD : Rs. 2,45,000/- Bid Increment : Rs. 50,000/-

SI.No.8 : Cathedral Road Branch: Borrower's Name & Address : Mr.Thufail Ahmed A (Borrower) & Mrs.Niyafa Fathima V (Co-Borrower). **Present Outstanding Amount:** Star Home Loan (801275110000277) - Rs.63,25,542.00 + UCI w.e.f 26-01-2025 further interest thereon and cost and other charges.

Description of Immovable Properties : **Schedule - A (Total Property) :** All the pieces and parcel of land measuring an extent of 1295 Sq.ft., bearing Plot No.3, Northern Side, in the Layout Known as "Top Land" (Layout approved vide DTPC No.16/2017 dated 24.03.2017) and comprised in Old Survey No.40/1B (Part) and as per Patla No.1605 New Survey No.40/3 of Kolathur Village, Vandalur Taluk, Chengalpattu District, **Owned by Mr.Thufail Ahmed A. Boundaries:** North: Plot No.2, South: Plot No.3 (South side Portion 805 Sq.ft), East: 30 Feet wide Layout Road comprised in Survey No.40/1B14,40/1B15 and 40/1B, West: Vacant Land in Survey No.40/2. **Measuring:** East to West on the Northern Side : 35 Feet, East to West on the Southern Side : 35 Feet, North to South on the Eastern Side : 37 Feet, North to South on the Western Side : 37 Feet. In all admeasuring 1295 Sq.ft and situated within the Registration District of Chengalpattu and Sub Registration District of Thirupurur. **Schedule - B (Undivided Share of Land proposed to be conveyed):** 302 Sq.ft., Undivided Share of Land out of Schedule "A" property. **Schedule - C (Flat proposed to be conveyed):** Flat bearing Flat No.S1 in the Second Floor, having sale area of 980 Sq.ft., (including common area and Car Parking)

Status of Possession : SYMBOLIC POSSESSION
Reserve Price : Rs.45,00,000/- EMD : Rs.4,50,000/- Bid Increment : Rs.50,000/-

SI.No.9 : Cathedral Road Branch : Borrower's Name & Address : 1. Mr. Tittu Jasper, JC, (Borrower), 2. Mrs. Mary Christinal Ananthi, J.C. (Co-Borrower). **Present Outstanding Amount :** Rs. 45,11,683.00 + UCI w.e.f 10-02-2024 further interest thereon and cost and other charges.

Description of Immovable Properties : **Schedule 'A' :** All that piece and parcel of House site bearing plot No.20, Measuring an extent of 2168 Sq.ft, ft. G Street, Devi Vaisnavi Nagar, Thirumullaivoyal, Chennai-600062, comprised in Old Survey No.698/2A3B-Part, Old Survey No.698/2A3B1A1, as per Patla No.5587, New Survey No.698/2A3B2, Aa per Ambattur Town Survey Field Register (Patla) issued under Ref.No. 1459/2015 dated 27.02.2015, by the Zonal Deputy Tahsiladar, Ambattur, bearing New T.S.No.112, (old S.No.698/2A3B-Part &698/2A2-part), Ward No-D, Block No.73, Thirumullaivoyal Village, Presently Avadi Taluk, Thiruvallur District, and within the Sub Registration District of Ambattur, and with the Registration District of Chennai North and Bounded on the **Property owned by Mr.Tittu Jasper**, North by: Plot No. 19, South by: Plot No.21, East by: 20Feet Road, West by: Plot No.12 and 13, **Measuring:** East to West on the northern Side : 57 Feet, East to West on the Southern Side : 53.5 Feet, North to South on the Eastern Side : 38.5 Feet, North to South on the Western Side : 40 Feet. **Schedule 'B' (Undivided Share of Land) :** 279 Sq.ft, Undivided Share of Land out of Schedule 'A' of Property. **Schedule 'C' (Purchased Flat) :** Flat No. S-2, in the Second Floor with Built up area of 644 Sq.ft. (including common area) situated at Plot No.20, Srinivasa Apartment, G Street, Devi Vaisnavi Nagar, Ward No-D, Block No.73, Thirumullaivoyal Village, Presently Avadi Taluk, Thiruvallur District.

Reserve Price : Rs.25,00,000/- EMD : Rs. 2,50,000/- Bid Increment : Rs.50,000/-

SI.No.10 : Redhills Branch : Borrower's Name : Mr. Chandrasekar M (Borrower), Mrs. Ilakkia (Co-Borrower). **Present Outstanding Amount :** Rs. 53,69,336.00 + UCI w.e.f 05-05-2025 further interest thereon and cost and other charges

Description of Immovable Properties : **SCHEDULE 'A' - (WHOLE PROPERTY) :** All that piece and parcel House plot, bearing Plot No.4 Eastern Part, measuring to an extent of 1864 sq.ft and Plot No.4 Western Part, measuring an extent of 2021 Sq.ft., in all total measuring an extent of 3885 Sq.ft., (Approval DTPC No.849/96), situated in NANDHIVARAM VILLAGE, No.8, Naveen Sathish Nagar-1, comprised in old Survey No.411/1, 411/1A2, 411/2, Old Patla Nos.5729 & 5730, New Patla No.11203, as per Patla New Survey Nos. 411/1A2B, New Patla No.11202, as per Patla No.511/1A2A, Vandalur Taluk, Chengalpattu District, within the Registration District of Tambaram and Sub Registration District of Guduvanchery. **Plot No.4- Eastern Part Bounded on the:-** North by : Vacant Land, South by : 30 feet road, East by : Vacant Plot, West by : Plot No.4 Part remaining plot. **Measuring on the:-** North to South on the Eastern side : 51 feet, North to South on the Western side : 55 1/2 feet, East to West on the Northern Side : 35 feet, East to West on the Southern Side : 35 feet, Total measurement of 1864 Sq.ft. **Plot No.4 Western Part Bounded on the:-** North by : Vacant Land, South by : 30 feet road, East by : Plot No.4 Part remaining plot, West by : Plot No.4, **Measuring on the:-** North to South on the Eastern side : 55 1/2 feet, North to South on the Western side : 60 feet, East to West on the Northern Side : 35 feet, East to West on the Southern Side : 35 feet, Total measurement of 2021 Sq.ft. in total measuring an extent of 3885 Sq.ft.

SCHEDULE - "B" (SUB-DIVIDED PLOT) : All that piece and parcel of Vacant Land, measuring an extent of 2021 Sq.ft., bearing Plot No.4 Western Part, obtained Building approval Approved by the Special Officer, Guduvanchery Town Panchayat, Vide Approved by the Special Officer, Guduvanchery Town Panchayat, Vide P P No.387/2018-2019, dated 08/02/2018, Building Permit No.952/2018, Dated 08/02/2018, situated in NANDHIVARAM VILLAGE, No.6, Naveen Sathish Nagar-1, comprised in old Survey No.411/1, 411/1A2, 411/2, Old Patla No.5729, New Patla No.11202, as per Patla in Survey No.411/1A2A, Vandalur Taluk, Chengalpattu District, within the Registration District of Tambaram and Sub Registration District of Guduvanchery. **Bounded on the:-** North by : Vacant Land, South by : 30 feet road, East by : Plot No.4 Part remaining plot, West by : Plot No.4. **Measuring on the:-** North to South on the Eastern Side : 55 1/2 feet, North to South on the Western Side : 60 feet, East to West on the Northern Side : 35 feet, East to West on the Southern Side : 35 feet, Total measurement of 2021 Sq.ft.

SCHEDULE "C" (Undivided share of land hereby conveyed) : 554 Sq.ft., of undivided share of land out of the "B" schedule property, in Plot No.4 Western Part, measuring an extent of 2021 Sq.ft., **SCHEDULE - "D" (Residential Flat hereby conveyed) :** RESIDENTIAL FLAT, bearing Flat No.S-1, in Second Floor, 3BHK FLAT, having a Super built up area of 1180 Sq.ft., (inclusive of common areas and common shares, Including of EB Connection, Covered Car parking, Lift), in the residential building known as "VISHNU HOMES", with all necessary fittings, within the Registration District of Tambaram and Sub Registration District of Guduvanchery.

Status of Possession : SYMBOLIC POSSESSION
Reserve Price : Rs. 49,50,000/- EMD : Rs. 4,95,000/- Bid Increment : Rs.50,000/-

SI.No.11 : Cathedral Road Branch : Borrower's Name : Mr D Vasanth S/o Dhanabal (Borrower) and Mrs.Priya W/o. D. Vasanth (Co-Borrower). **Present Outstanding Amount :** (1) Home Loan (801275110000247) - Rs. 60,23,785.00 + UCI w.e.f 10-08-2024 further interest thereon, (2) Home Loan (801275110000248) - Rs. 53,72,596.00 + UCI w.e.f 10-08-2024 further interest thereon and cost and other charges.

Description of Immovable Properties : **Property - 1 (A/C NO. 801275110000247) :** All that piece and parcel land and measuring an extent of 3898 Sq.ft., bearing Plot No.16 (approved sub division Plot No.16A measuring 1900 Sq.ft., and Plot No.16B measuring 1998 Sq.ft.), situated at Ganapathy Nagar and comprised in Survey No.211 and as per Patla No.1526, New Survey No.211/9 of Kottupakkam Village, Poonamallee Taluk, Thiruvallur District, **Owned by Mr.D.Vasanth & Mrs.Priya . Boundaries:** North by : Plot belonged to Mr.Vimalanathan, South by : Plot belonged to Mr.Jayalakshmi, East by : Plot No.17, West by : 24 Feet Road. **Measuring:** East to West on the Northern Side : 58 Feet 175 inches, East to West on the Southern Side : 60 Feet 05 inches, North to South on the Eastern Side : 70 Feet 25 inches, North to South on the Western Side : 60 Feet 05 inches, situated within the Registration District of South Chennai and the Sub-Registration District of Kundrathur. **SCHEDULE - B (Undivided Share of Land proposed to be conveyed) :** 470 Square Feet Undivided Share of Land out of 1900 Sq. Feet, bearing Plot No.16A and more fully described in Schedule "A" Property. **SCHEDULE - C (Undivided Share of Land proposed to be conveyed) :** Flat bearing Flat No.S2, in the Second Floor Front Side, having 998 Sq.ft., Built up area (including common area) in Plot No.16A together with covered car parking in the building known as "Madura Manor".

Status of Possession : SYMBOLIC POSSESSION
Reserve Price : Rs.46,00,000/- EMD : Rs.4,60,000/- Bid Increment : Rs.50,000/-

Property - 2 (A/C NO.801275110000248) : All that piece and parcel land and measuring an extent of 3898 Sq.ft., bearing Plot No.16 (approved sub division Plot No.16A measuring 1900 Sq.ft., and Plot No.16B measuring 1998 Sq.ft.), situated at Ganapathy Nagar and comprised in Survey No.211 and as per Patla No.1526, New Survey No.211/9 of Kottupakkam Village, Poonamallee Taluk, Thiruvallur District, **Owned by Mr.D Vasanth & Mrs. A.Priya . Boundaries:** North by : Plot belonged to Mr.Vimalanathan, South by : Plot belonged to Mrs.Jayalakshmi, East by : Plot No.17, West by : 24 Feet Road. **Measuring:** East to West on the Northern Side : 58 Feet 75 inches, East to West on the Southern Side : 60 Feet 05 inches, North to South on the Eastern Side : 70