



CHENNAI ASSET RECOVERY BRANCH  
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### 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 Guarantor 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 where is"**, **"As is what is"**, and **"Whatever there is"** on **26.01.2026** 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.

**Sl.No.1 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + 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**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : 30 Foot 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 Chengalpet and Joint-II Sub-Registration of Chengalpet. **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 450 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.50,00/-**

**Sl.No.7 : Mylapore Branch :** Borrower's Name & Address : Mr. Ganapathi C Iyer (Borrower), Mrs. Archana R (Co-Borrower), Mr. V. Ramachandran, (Guarantor). Present Outstanding Amount: Star Home Loan (800275110000164) - Rs. 55,32,802.00 + UCI w.e.f 30-07-2023 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : 30 Foot 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 Chengalpet and Joint-II Sub-Registration of Chengalpet. **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 450 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.50,00/-**

**Sl.No.8 : Cathedral Road Branch :** Borrower's Name & Address : Mr. Thufail Ahmed A (Borrower) & Mrs. Niya Fathima C (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.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : 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, Perumattunur Village, Chengalpet Taluk, Kancheepuram District lying within the Registration District of Chengalpet and Sub Registration District of Chengalpet Joint -II in the name of **Ganapathi C Iyer and Mrs. Archana R** within the following boundaries: **Boundaries:** South by : Plot No 91, Westby: Plot No 89, North by : 24 feet Road, East by : Land Provided for Park.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.9 : Cathedral Road Branch :** Borrower's Name & Address : Mr. Tittu Jasper, C. (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.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.10 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.11 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.12 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.13 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.14 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.15 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.16 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.17 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.18 : T.Nagar Branch :** Borrower's Name & Address : M/s. Naveen Kumar Management Services Pvt Ltd, Mr. Aravind Sathyaranayanan (Managing Director -1), Mr. Senthil Kumar P (Managing Director -2). Present Outstanding Amount : (1) Home Loan (800475110000198) - Rs. 69,401,301.00 + UCI w.e.f 31-03-2024 further interest thereon and cost and other charges.

Status of Possession : **SYMBOLIC POSSESSION**

Chengalpet Taluk, Kancheepuram District now Chengalpet District, **Owned by Mr.M Premrai**. **Boundaries:** North by : Plot No 91, South by : Plot No 89, North by : 24 feet Road, East by : Land Provided for Park. **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.

Status of Possession : **PHYSICAL POSSESSION**

**Reserve Price : Rs.24,50,000/- EMD : Rs.2,45,000/- Bid Increment : Rs.50,00/-**

**Sl.No.19 : T.Nagar Branch :** Borrower's