

Protium Finance Ltd
(Formerly known as Growth Source Financial Technologies Ltd.)
Registered Office: Nirlon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village,
Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai,
Maharashtra- 400063

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 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 Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the **Constructive possession** of which has been taken by the Authorised Officer of **Protium Finance Ltd** the same shall be referred herein after as **Protium Finance Ltd**. The Secured Assets will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <http://bankauctions.in/>

1.Account Number 2.Name of borrower, co- borrower, 3. Mortgagors	4. Date of Demand Notice 5. Amount as per Demand Notice U/s 13(2) 6. Date of Symbolic Possession 7. amount as on	8. Descriptions of the property/Properties	9.Reserve Price 10.Earnest Money Deposit 11. Bid Increment Amount (In Rs.)	12. E-Auction Date and Time 13. EMD Submission Last Date 14. Inspection Date
1. GS089EEL1230049 2.(a) Shihas Bakery Through it's Proprietor Mr. Sadiq Saleem (b) Sadiq Saleem (c) Sulaika (d) Sabeer (e) Saleem Moidheen Rowthar All having address at 206, 7 th Street, Rathinapuri, Sanganur Road, Coimbatore Corporation, Ward 67, Coimbatore – 64102 Also at, S.F. No. 150, 150/1, Ward No. 13,	4.Date: 18th Apr 2024 5.Rs. 33,93,403.7/- (Rupees Thirty-Three lakh Ninety-three thousand four hundred three and seventy paise Only) as on Apr 05,2024 with further interest @ 18% from Apr 05,2024 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice. 6. 05th Jul 2024 7. Rs. 3859154.95/- (Thirty-Eight Lakh Fifty-Nine Thousand One Hundred Fifty-Four and Nine Five paise) as on date 10th Mar'2025	Item No. 1: (Belong to Mrs. Sulaika Saleem as per Sale Deed bearing Doc. No. 1857/2020) In Coimbatore Registration Officer, COIMBATORE JOINT 1, sub registration district, Coimbatore Taluk, ANUPARPALAYAM VILLAGE, S.F. No. 150, Nanja Acres 2.50, Kist Rs. 23.59. In this an extent of Nanja Acres 0.40, Kist Rs. 3.72 in S.F. No. 150/1, In this, vacant site is having the boundaries and measurements as follow: Boundaries : South by: S.F. No. 149 West by: Other Land Property North by: 20 Feet wide East – West Road East by: Other landed property In the Middle, the Property Measurements: East to West on the North: 44 ½ feet East to West on the South: 41 feet North to South on the East: 28 ½ + 27 = 55 ½ ft North to South on the West: 60 ½ ft With an extent of 2480 Sq. Feet or 05cents and 302 Sq. Ft of vacant site having the following boundaries and measurement	9. Rs. 40,00,000/- (Forty Lakh Only) 10. Rs. 4,00,000 /- (Four Lakh Only) 11. (Bid Incremental Value: Rs. 5,000/-)	12. 11-APR-25 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each) 13. 10-APR-25 up to 5:00 PM. 14. 26-Mar-25 BETWEEN 11:00 AM TO 5 :00 PM

<p>G.M. Nagar, Annupparpalayam Village, Coimbatore Taluk, Coimbatore – 641 001</p> <p>Also at,</p> <p>58/1 A, GM Nagar, Anisha South Ukkadam, Coimbatore 641 001</p>	<p>as follow:</p> <p>Boundaries:</p> <p>South by: SF No. 149 and remaining property</p> <p>West by: Other Landed Property</p> <p>North by: Property belongs to Suvujath and 4 feet wide south north pathway</p> <p>East by: Other landed property</p> <p>In the middle, the property measurements:</p> <p>East to west on the North – 44.6 feet</p> <p>East to west on the South – 41 feet</p> <p>North to South on the East – 29.6 feet</p> <p>North to South on the west – 29.6 feet</p> <p>With an extent of 1261 Sq. feet of vacant site with tile roof residential building and amenities, In this Eastern side property is having the following boundaries and measurement as follow:</p> <p>South by: SF No. 149 and remaining property</p> <p>West by: West part belongs Sabeer</p> <p>North by: Property belongs to Suvujath and 4 feet wide north south pathway</p> <p>East by: Other landed property</p> <p>In the middle, the property measurements:</p> <p>East to west on the North – 22.3 feet</p> <p>East to west on the South – 20.6 feet</p> <p>North to South on the East – 29.6 feet</p> <p>North to South on the west – 29.6 feet</p> <p>With an extent of 630.5 Sq. feet of site with tile roof residential building and it's fittings and fixtures, Electricity Service connections, rights to use the 4' x 26' North South Pathway goes on the east of North side of the property with ¼ rights out of the total extent of pathway, i.e. 26 feet out of 52 feet out of the pathway therefore, totally an extent of 656.5 sq.ft or 01 cents and 221 sq. ft or 60.99 sq. metre with right to use the aforesaid North South pathway for Drainage, Electricity and water connection lines, common passage rights and all other Appurtenances attached to.</p> <p>Door No. 58/1, part, G.M Nagar, Assessment No. 211166 Part, Ward No. 13, E.B.S.C. No. 012- 001-1352 part. The property situates within the limits of Coimbatore Corporation.</p> <p>Item No. 2 (Belongs to Mr. Sabeer as per sale deed bearing Doc. No. 1858/2020)</p> <p>In Coimbatore Registration Officer, COIMBATORE JOINT 1, sub registration district, Coimbatore Taluk, ANUPARPALAYAM</p>		
--	---	--	--

	<p>VILLAGE, S.F. No. 150, Nanja Acres 2.50, Kist Rs. 23.59. In this an extent of Nanja Acres 0.40, Kist Rs. 3.72 in S.F. No. 150/1, In this vacant site is having the boundaries and measurements as follow:</p> <p>Boundaries:</p> <p>South by: S.F. No. 149</p> <p>West by: Other Landed property</p> <p>North by: 20 Feet wide East - West Road</p> <p>East by: Other landed property</p> <p>In the Middle, the Property Measurements:</p> <p>East to West on the North: 44 ½ feet</p> <p>East to West on the South: 41 feet</p> <p>North to South on the East: 28 ½ + 27 = 55 ½ ft</p> <p>North to South on the West: 60 ½ ft</p> <p>With an extent of 2480 Sq. Feet or 05cents and 302 Sq. Ft of vacant site having the following boundaries and measurement as follow:</p> <p>Boundaries:</p> <p>South by: SF No. 149 and remaining property</p> <p>West by: Other Landed Property</p> <p>North by: Property belongs to Suvujath and 4 feet wide south north pathway.</p> <p>East by: Other landed property</p> <p>In the middle, the property measurements:</p> <p>East to west on the North – 44.6 feet</p> <p>East to west on the South – 41 feet</p> <p>North to South on the East – 29.6 feet</p> <p>North to South on the west – 29.6 feet</p> <p>With an extent of 1261 Sq. feet of vacant site with tile roof residential building and amenities, In this WESTERN SIDE PROPERTY is having the following boundaries and measurement as follow:</p> <p>South by: SF No. 149 and remaining property</p> <p>West by: Other landed property</p> <p>North by: Property belongs to Suvujath and 4 feet wide north south pathway</p> <p>East by: Eastern side property belongs to Mrs. Sulaika</p> <p>In the middle, the property measurements:</p> <p>East to west on the North – 22.3 feet</p> <p>East to west on the South – 20.6 feet</p> <p>North to South on the East – 29.6 feet</p>		
--	---	--	--

		<p>North to South on the west – 29.6 feet</p> <p>With an extent of 630.5 Sq. feet of site with tile roof residential building and it's fittings and fixtures, Electricity Service connections, rights to use the 4' x 26' North South Pathway goes on the east of North side of the property with ½ rights out of the total extent of pathway i.e. 26 feet out of 52 feet out of the pathway, therefore, totally an extent of 656.5 sq.ft or 01 cents and 221 sq. ft or 60.99 sq. metre with right to use the aforesaid North South pathway for Drainage, Electricity and water connection lines, common passage rights and all other Appurtenances attached to.</p> <p>Door No. 58/1, part, G.M Nagar, Assessment No. 211166 Part, Ward No. 13, E.B.S.C. No. 012- 001-1352 part. The property situates within the limits of Coimbatore Corporation.</p> <p>Together with all other rights, buildings, improvements, and easements appurtenant thereto</p>		
--	--	--	--	--

- All Interested participants / bidders are requested to visit the website <https://bankauctions.in> & <https://protium.co.in/> For details, help, procedure and online training on e-auction, prospective bidders may Contact Mr. Nitesh D Pawar Contact number: 8142000725/ 8142000066.email id: nitesh@bankauctions.in / info@bankauctions.in
 - For further details on terms and conditions please visit <https://bankauctions.in> & <https://protium.co.in/> to take part in e-auction.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date: 13.03.2025

Place: Annupparpalayam, Coimbatore

**Authorized Officer
Protium Finance Ltd**