यूनियन बैंक ऑफ इंडिया Union Bank of India

Andhra | Corporation

Stressed Asset Management Branch - Chennai

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

No.38 & 39, Whites Road, Royapettah, Chennai 600 014
Mail Id: ubin0817309@unionbankofindia.bank

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 / 9 (1) of the Security Interest (Enforcement) Rule, 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 properties mortgaged / charged to the Secured Creditor, the constructive/ physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

S.No. 01: Name of the Borrower & Guarantor/s: Borrower: M/s. Maruthi Traders, Represented by its Prop: Mr. Prakash N Patel, R.S.No.42/2, East Coast(100 Feet)Road, Near R.T.Office,, Mudaliarpet, Puducherry - 605013. Guarantors: 1) Mr. M. Narashia M Patel, S/o. Manji Ramji Patel, 2) Mr. Jeethendra N Patel, S/o. Narashia Patel, 3) Mrs. N. Laxmi, W/o. Narashia Patel, 4) Mrs. M . Heerabhai, W/o. Manji Ramji Patel, 5) Mr. Dinesh H Patel, S/o. M. Narshia Patel, 1 to 5 resident at : No. 7, Sathani Street, Kosapalayam, Puducherry- 605013. 6) Mrs Pushpa Patel, W/o. M. Himatlal Patel, No.1, Vasuhi Nagar, 1st Cross, Kuyavarpalayam, Puducherry-605 013.

Amount due: Rs. 21,71,57,678.10/- as on 31.12.2023 together with further interest, cost, other contingent charges thereon, etc.

Description of immovable secured assets to be Sold "as is where is", "as is what is" basis: Property belongingin to Mrs.N laxmi: Item No.1: All the piece and parcel of the property at Puducherry Registration District, Puducherry sub Registration District, Puducherry Municipal Limit, No.41, Olandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt,as per settlement register T. S.No.8/4/I, Patta No.1390, Ward No."K" Block No.6 plot No.80, in total extent of **2,301 Sq. Ft**.and covered by following boundaries: East of : Plot No.81, North of : New Street, West of : Plot No.79, South of : Plot belongs to Kandasamy Mudaliar. **Item No.2** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub Registration District, Puducherry Municipal Limit, No.41, Olandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt,as per settlement register T. S.No.8/4/R, Patta No.1694, Ward No."K" Block No.6 plot No.15 part in extent of 600 **Sq. Ft**.& plot No. 16 in extent of 1938 Sq.Ft in total extent of **2538 Sq.ft** covered by following boundaries: East of : Plot No.12,13 &14 owned by Dinesh, North of :T.S.No.8/4pt, West of :New Street, South of :Southern portion Plot No.15. **Item No.3:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, Patta No.1694as per settlement register T. S.No.8/4/R, Ward No."K" Block No.6 plot No.48 in total extent of **1200 Sq.ft**covered by following boundaries: East of : Plot No.51 belongs to Dinesh, North of :Plot No.49, West of :Newly provided Street, South of :Plot No.47. **Item No.4:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt,as per settlement register T. S.No.8/4/R, Patta No.1694, Ward No."K" Block No.6 plot No.47 in total extent of **1200 Sq.ft** covered by following boundaries: East of : Plot No.52 owned by Dinesh, North of :Plot No.48 owned by Laxmi, West of : newly provided Street, South of :Plot No.46. **Item No.5:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub Registration District, Puducherry Municipal Limit, No.41, Olaandai Revenue Village, As per document patta No.15, T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, as per settlement register T.S.No.8/4/R, Patta No.1694, Ward No."K" Block No.6 plot No.15 part &49 in total extent of **1800 Sq.ft** covered by following boundaries: East of : Plot No.14 & 50 owned by Dinesh, North of : Plot No.15 portion owned by Laxmi, West of : Street, South of : Plot No.48 owned by Laxmi. **Item No.6:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt,as per settlement register T. S.No.8/4/H, Patta No.1522, Ward No."K" Block No.6 plot No.79 in total extent of **2394 Sq.ft** covered by following boundaries: East of : Plot No.80belongs to Laxmi , North of :newly provided Street, West of :Plot No.78, South of :T.S.No.8/4 part belongs to Laxmi. **Property belongs to Mr.Dinesh N Patel: Item No.7:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt,as per settlement register T. S.No.8/4/R, Patta No.15, Ward No."K" Block No.6 plot No.50 part in extent of 600 Sq.ft and plot No.51 part in extent of 1200 sq.ft in total extent of **1800 Sq.ft** covered by following boundaries: East of : Plot No.48 &49, North of :Plot No.52, West of :New Path, South of :Plot No.50. **Item No.8:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt,as per settlement register T. S.No.8/4/R part, Cad No.156Pt &160 Pt Patta No.15, Ward No."K" Block No.6 plot No.52 in extent of 1200 Sq.ft and plot No.53 part in extent of 600 sq.ft in total extent of **1800 Sq.ft** covered by following boundaries: East of :20 feet Road, North of :Plot No.51, West of :Plot No.46 & 47, South of :remaining Plot No.53 portion. **Item No.9:** All the piece and parcel of the property at Puducherry Registration District, Puducherry Sub Registration District, Puducherry Municipal Limit, Mudaliarpet Commune, No.44 Murungapakkam Revenue Village, Velrampet Village, T.S No.2/1, R.S.No.202/1, Cad.No.845, Patta No.23, Ward No."N", Block No.4, Plot No.53 part in extent of 600 Sq.Ft & plot No.54 in extent of 1,200 Sq.Ft, in total extent of **1,800 Sq. Ft** covered by following boundaries: East of : Plot No.45 & 46, North of : Plot No.55, West of : New Street, South of : remaining Plot No.53 portion. **Item No.10:** All the piece and parcel of the property at Puducherry Registration District, Puducherry Sub Registration District, Puducherry Municipal Limit, Mudaliarpet Commune Village No.44 Murungapakkam Revenue Village, Velrampet Village, T.S No.2/1, R.S.No.202/1, Cad.No.845, Patta No.23, Ward No."N", Block No.4, Plot No.55 in total extent of **1,200 Sq. Ft** covered by following boundaries: East of : Plot No.44, North of : Plot No.56, West of : New Street, South of : Plot No.54. **The above Items 1 to 10 with total extent of 18,033 Sq. Ft.**

(Item No.1 to 10 (Single LOT)) RESERVE PRICE ₹ 4,74,00,000/- EMD ₹ 47,40,000/- BID INCREMENT ₹ 5,00,000/-

S.No. 02: Name of the Borrower & Guarantor/s: Borrower: M/s. Kailash Traders Pvt Ltd, Rep by its Managing Director Mr. Narashia M Patel, 42/2, East Coast (100 Feet) Road, Near RTO office, Mudaliarpet, Pondicherry-605 004. Guarantors: 1) Mr.Narashia M Patel S/o Manji Ramji Patel, 2) Mrs Laxmi N Patel W/o. Mr.Narashia M Patel, 3) Mr. N Dinesh Patel S/o Narashia Patel, 4) Mrs. J Aruna W/o Jeethendra N Patel, 5) Mrs. Sandhya P Patel W/o Prakash N Patel, 6) Mrs.Heerabai M Patel W/o. Manji Ramji Patel, 1 to 6 residing at : No.7, Santhani Street, Kosapalayam, Puducherry-605013. 7) Mrs Pushpa Patel W/o Himathlal Manji Patel, 8) Mr.Himathlal Manji Patel, S/o Manji Ramji Patel, Both are residing at: No.1, Vasuhi Nagar,1st cross, Kuyavarpalayam, Puducherry-605013.

Amount due: Rs. 88,09,69,515.50/- as on 31.12.2023 together with further interest, cost, other contingent charges thereon, etc.

Description of immovable secured assets to be Sold "as is where is", "as is what is" basis:

Property No.1: All the piece and parcel of the property at Puducherry Registration District, Oulgaret Sub Registration District, Oluguaret commune, No.38, Saram Revenue Village, Situated at shop No.2 in the Ground Floor or Block -A of the Multi Storied Building Constructed and called as **"Sowbagya Apartments"** having an area **789.04 Sq. ft** in the ground and **1073.86 sq.ft** in underground. The property was bearing cad. No.10, R.S.No.325/3B, Patta No. 1854 belonging to **Mrs. N Laxmi and Mr N Dinesh** and covered by following boundaries: East by: : Ling Road 45 Ft in R.S.No. 326, North by: Property in R.S. No.325/3B, West by: Upper Drain in R. S. No. 325/3B, South by : Canal.

RESERVE PRICE ₹ 74,00,000/- EMD ₹ 7,40,000/- BID INCREMENT ₹ 1,00,000/-

Property No.2: All the piece and parcel of the property at Puducherry Registration District, Puducherry Sub Registration District, Puducherry Municipal Limit, Mudaliarpet Commune, No.37, Pudhupalayam Revenue Village, as per the document bearing Cad. No 251, R. S. No.32/8, as per the town Survey bearing T.S.No.87, R.S.No.32/8pt, Cad. No.251pt, Patta No. 666, Plot No.3, measurement in western Side property with an area of East to west 1.52mt, South to North 18.30mt, and in Plot No. 4 with an area of East to west 7.62mt, south to North 18.30mt, to an total extend **1,500 Sq. ft**belonging to **MrNarashia Patel** and covered by following boundaries: East of : Plot No. 5 & 6 bearing Door No.155 with Sakthi Engineering Works, North of : Plot No, 48 & 49, West of : Plot No.3, South of :Thiruvalluvar Salai.

RESERVE PRICE ₹ 1,19,00,000/- EMD ₹ 11,90,000/- BID INCREMENT ₹ 2,00,000/-

Property No.3: All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit, No.36, Reddiarpalayam Revenue Village, as per the document R. S. No.100/3, Cad No. 213, R.S.No.l00/3, cad No.214, as per the survey settlement records in R. S. No. 100/3, cad Nos. 213 & 214, Patta No.634, measurement in East to west 257ft, south to North 82ft to a total extent**21311 Sq. ft**belonging to **Mrs. Sandhya Patel** and covered by following boundaries: East by: Land in R.S.No. 118/2B/1Pt, North by: Land in R. S. No. 100/ 1, West by: Land belongs to J Aruna, South by: Newly Provided Road (Bypass Road).

RESERVE PRICE ₹ 4,47,00,000/- EMD ₹ 44,70,000/- BID INCREMENT ₹ 5,00,000/-

Property No.4: All the piece and parcel of the property at Puducherry Registration District, Oulgaret Sub Registration District, Oulgaret Municipal Limit, No.36, Reddiarpalayam Revenue Village, As per the document R. S. No. 100/3, Cad No. 213, R.S No.100/3, Cad. No. 214, as per the survey settlement records in R.S.No.100/3, Cad. Nos.213 & 214, Patta No.634, measurement in East to west 300ft, south to North 8lft to a total extent **24,450 Sq.ft** belonging to **J Aruna** and covered by following boundaries: East by : Land belongs to P. Sandhya, North by : Land in R. S. No. 100/ 1, West by : Land belongs to D. Kalpana, South by : Newly Provided Road (By pass Road).

RESERVE PRICE ₹ 5,13,00,000/- EMD ₹ 51,30,000/- BID INCREMENT ₹ 5,00,000/-

Property No:5 Item No.1: All the piece and parcel of the property at Puducherry Registration District, Puducherry sub Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, Ward No. K, Block No. 6, T.S. No.5/5, R.S. No.42/2pt, Cad No.125pt, 125 bis.pt, Patta No. 1052 with an total area of extent **4708 sq.ft** and covered by following boundaries: East of : Canal, North of : Plot belongs to Himathlal Manji Patel, West of : 100 ft Road, South of : Perumal Padaiyatchi Vaigaiyara Plots. **Item No.2:** All the piece and parcel of the property at Puducherry Registration District, Puducherry Sub Registration District, Puducherry Municipal Limit, No.4l, Oluandai Revenue Village, Ward No. K, Block No. 6, T.S. No.3/5, R.S. No.42/2pt, Cad No.125pt, 125 bis.pt, Patta No. 1052 with an total area of extent **3421 Sq. ft** and covered by following boundaries: East of : Canal, North of : Plot belongs to Vendor, West of : 100 ft Road, South of : Land belongs to Narashia Patel. **Item No.3:** All the piece and parcel of the property at Puducherry Registration District, Puducherry Sub Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, Ward No. K, Block No. 6, T.S. No.3/5, R.S. No.42/2pt, Cad No. 125pt, 125 bis.pt, Patta No. 1052 with an total area of extent **3,266 Sq. ft** and covered by following boundaries: East of : Land belongs to RasathiAmmal, North of : Land belongs to Buyer, West of : 100 ft Road, South of: Land belongs to Loganayagi. **Item No.4:** All the piece and parcel of the property at Puducherry Registration District, Puducherry Sub Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, Ward No. K, Block No. 6, T.S. No.3/5, R.S. No.42/2pt, Cad No.125pt, 125 bis.pt, Patta No. 1052 with an total area of extent **3,404 Sq.ft** and covered by following boundaries. East of : Canal, North of : Land belongs to Heerabai, West of : Plot belongs to Heerabai, South of : Land belongs to Pushpa H. Patel. **Item No.5:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub Registration District, Puducherry Municipal Limit, No.41, Oluandai Revenue Village, Ward No. K, Block No. 6, T.S. No.3/5, R.S. No.42/2pt, Cad No. 125pt, 125 bis.pt, Patta No. 1052 with an total area of extent **3,547 Sq.ft** and covered by following boundaries: East of: Canal, North of: Land belongs to Smt. N. Laxmi and Heerabai, West of: 100ft Road, South of: Land belongs to Himathlal Manji Patel. In (Property No.5 -Total 5 Items) extent of **18,346 Sq. Ft** belonging to **Mr.Narashia M Patel. In (Property No.5 -Total 5 Items) extent of 18,346 Sq. Ft belonging to Mr Narashia M Patel, Mr. Himathlal manji Patel, Mrs. Heerabai, Mrs. Puspha H patel and Mrs.Laxmi N Patel.**

RESERVE PRICE ₹ 11,99,00,000/- EMD ₹ 1,19,90,000/- BID INCREMENT ₹ 5,00,000/-

S.No. 03: Name of the Borrower & Guarantor/s: Borrower: M/s. Sri Krishna Timbers, Prop: Mr. Dinesh N Patel, R.S.No.49/1, East Coast 100 Feet, Road, Mudaliarpet, Puducherry – 6050044. Guarantors: 1) Mr.Narashia M Patel, S/o. Manji Ramji Patel, 2) Mrs. N. Laxmi N Patel, W/o. Narashia Patel, 3) Mrs. M. Heerabhai Patel, W/o. Manji Ramji Patel, 1 to 3 residing at: No. 7, Sathani Street, Kosapalayam, Puducherry- 605 013. 4) Mr. Jeethendra N Patel, S/o. M Narashia Patel, No. 7, Sathani Street, Kosapalayam, Puducherry- 605013. Also at: No.52/4P, Southern Side, Olandaikeerapalayam, Puducherry - 605004. 5) Mrs Pushpa Patel, W/o. M. Himatlal Patel, No.1, Vasuhi Nagar, 1st Cross, Kuyavarpalayam, Puducherry-605013.

Amount due: Rs. 21,53,73,290.90/- as on 31.12.2023 together with further interest, cost, other contingent charges thereon, etc.

Description of immovable secured assets to be Sold "as is where is", "as is what is" basis: Property No.1: Belonging to Mrs.N.Laxmi: All the piece and parcel of the property at Puducherry Registration District, Puducherry sub Registration District, Puducherry Municipal Limit, No.41, Olandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, as per settlement register T. S.No.8/4/I, Patta No.15, Ward No."K" Block No.6 in total extent of **12 Khuzies 12 veesams or 7344 Sq. Ft.**of Nanja land and covered by following boundaries: East of :New Path, North of :Land belongs to Mania @Natarajan and vendor, West of :T.S.No.8/5 in Sheru Manjula and Pushpa H. Patel, South of :T.S.No.8/4Pt, 8/5, Mania @ Natarajan. **Property No.2: Belonging to Mrs.Pushpa H Patel** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, No.41, Olandai Revenue Village, As per document T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, as per settlement register T. S.No.8/4/R, Patta No.15, Ward No."K" Block No.6 in total extent of **12 Khuzies 13 veesams or 7380 Sq. Ft**. and covered by following boundaries: East of :Land belongs to Vendor's, North of :Land belongs to Sampath Kumari, Manjula and New path, West of :Land belongs to Heerabai, South of :T.S.No.8/5. **Property No.3: Belonging to Mrs. Laxmi N Patel, Mrs.Pushpa H Patel & Mrs. Heerabai** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, No.41, Olandai Revenue Village, As per settlement register T.S.No.8/6, R.S.No.52/4Part, Cad. No.161part, Patta No.2129, Ward No.K, Block No.6 in total extent of **6,876 Sq.ft**., and covered by following boundaries: East of :Ward K, Block No.6 in T.S. No.8/5 & Purchaser's land, North of :Ward K, Block No.6 in T.S. No.8/5 & Purchaser's land, West of :100 ft Road, South of :Ward K, Block No.6 in T.S. No.8/5 & Purchaser's land. **Property No.1 to 3 contains a total area of 21,600Sq.Ft.**

(Property No.1 to 3 (Single LOT)) RESERVE PRICE ₹ 12,78,00,000/- EMD ₹ 1,27,80,000/- BID INCREMENT ₹ 5,00,000/-

S.No. 04: Name of the Borrower & Guarantor/s: Borrower: M/s Sri Laxmi Saw Mill, Partnership firm rep by its partner Mr. Narashia M Patel, 42 East Coast Road, 100ft Road, Mudaliarpet Pondicherry-605013. Guarantors: 1) Mr. Narashia Patel S/o Manji Ramji Patel, 2) Mrs. Laxmi N Patel W/o Narashia M Patel, 3) Mrs. Heerabai M Patel W/o Manji Ramji Patel, 1 to 3 residing at: No. 7, Bhagath Singh Street, Sathani Street, Kuyavarpalayam,, Pondicherry-605013. 4) Mrs. Pushpa Patel W/o Himathlal Manji Patel, No. 1, 1st Cross, Vasugi Nagar, Kuyavarpalayam, Pondicherry-605013.

Amount due: Rs. 25,26,61,758.10/- as on 31.12.2023 together with further interest, cost, other contingent charges thereon, etc.

Description of immovable secured assets to be Sold "as is where is", "as is what is" basis: Property No.1: All that part and parcel of the property belonging to **Mrs. Heerabai M Patel**, (Extent 2 Kuzhis 1 ¼ Visam i.e **1197 Sft**) along with the building thereon situated at Ward "K" block 6 T.S No.3/5, R.S.No.42/2, Cadastre Nos 125 pt 125 bis.pt, Patta No.1052, ECR 100 ft Road at Olandai Village Mudaliarpet, Pondicherry -605013and covered by following boundaries: East of:100 feet Road and Mrs. Kamala's , North of: Land belongs to Mrs. Rajathiammal and Mrs. Kamala, West of:Vaikkal (Canal), South of:New Road (Path). **Property No.2:** All that part and parcel of the property belonging to **Mrs. Heerabai M Patel**, (Extent 13 Kuzhis i.e **7488 Sft**)along with the building thereon situated at Ward "K" block 6 T.S No.3/5, R.S.No.42/2, Cadastre Nos 125 pt 125 bis.pt, Patta No.1052, ECR 100 ft Road at Olandai Village Mudaliarpet, Pondicherry -605013and covered by following boundaries: East of:100 Ft Road, North of: Land belongs to Mrs. Rajathiammal, West of: Land belong to Mrs.Heerabai M patel, South of: Land belong to Mrs.Heerabai M patel. **Property No.3:** All that part and parcel of the property belonging to **Mrs. Pushpa H Patel**, (Extent 13 Kuzhis i.e. **7488 Sft**) situated at Ward "K" block 6 T.S No.3/5, R.S.No.42/2, Cadastree Nos 125 pt 125 bis.pt, Patta No.1052 at ECR 100 ft Road,Olandai Village , Mudaliarpet, Pondicherry -605013 and covered by following boundaries: East of: Vendors Land and Land Purchased by Lakshmi, North of: Land belong to MrsHeerabai M patel, West of: Vaikkal(Canal), South of: New Road(Path). **Property No.4:** All that part and parcel of the property belonging to **Mrs.N Laxmi Patel**, (Extent 12 Kuzhis i.e. **6912 Sft**) situated at Ward "K" block 6 ,T.S No.3/5, R.S.No.42/2part, Cadastre Nos 125pt, 125 bis.pt, Patta No.1052 at ECR 100 ft Road,Olandai Village,Mudaliarpet, Pondicherry -605013 and covered by following boundaries: East of:100 ft Road, North of: Land belong to Mrs.Heerabai M patel, West of: Land belongs to Mrs.Heerabai M Patel and Mrs Pushpa H patel, South of: Land Belongs to Vendor. **Property No.1 to 4 with total extent of 23085 Sq. ft**

(Property No.1 to 4 (Single LOT)) RESERVE PRICE ₹ 13,35,00,000/- EMD ₹ 1,33,50,000/- BID INCREMENT ₹ 5,00,000/-

S.No. 05: Name of the Borrower & Guarantor/s: Borrower: M/s. Sri Laxmi Timbers Pvt. Ltd, 1) Managing Director: Mr. Dinesh N Patel. No.42/2, East Coast Road(100 Feet Road), Near R.T.O, Mudaliarpet, Puducherry - 605004. Guarantors: 2) Director: Mrs. Kalpana D Patel, 1 & 2 residing at: No.42/2, East Coast Road, (100 Feet Road), Near R.T.O, Mudaliarpet, Puducherry - 605004. 3) Mrs. J. Aruna, W/o. Jeethendra N Patel, 4) Mrs. Laxmi N Patel, W/o. Narashia M Patel, 5) Mrs. Sandhya P Patel, W/o. Prakash N Patel, 3 to 5 residing at: No.7, Sathani Street, Kosapalayam, Puducherry- 605 013.

Amount due: Rs.49,83,77,731.00/- as on 31.12.2023 together with further interest, cost, other contingent charges thereon, etc.

Description of immovable secured assets to be Sold "as is where is", "as is what is" basis:

Property No.1 belongs to Mrs. Kalpana D Patel, Mrs. Aruna J Patel and Mrs. Sandhya P Patel : All the piece and parcel of the property at TindivanamRegistration District, Vanur sub Registration District, Thiruchitrambalam Panchayat & Revenue Village, Bearing AyanPunja R.S.No.173/2Apt, in 1H.27A.0C, old S.No.185 In 6.59 Acres in 3.17 Acres left to National Highways about 45 cents and the remaining balance land of 2acre 72 Cents at the Northern side with an area **1 Acre 42 Cents(61,855 Sq. Ft**)and covered by following boundaries: East of :R.S.No.174, North of: Property Belongs to Suresh Patel, Jagadish Patel &Praveena patel, West of :Puducherry to Tindivanam National Highway, South of : R.S.No.173/1B &174.

RESERVE PRICE ₹ 6,17,00,000/- EMD ₹ 61,70,000/- BID INCREMENT ₹ 5,00,000/-

Property No.2 belongs to Mrs. Kalpana D Patel : All the piece and parcel of the properties at Puducherry Registration District, Oulgaret Sub Registration District,Oulgaret Municipal Limit, No.36-Reddiarpalayam Revenue Village, as per the document R.S.No.100/3, Cad.No.213, R.S.No.100/3, Cad.No.214, as per the Survey settlement record in R.S.No.100/3, Cad.Nos.213 & 214, Patta No.634, and present land record as per certificate dt: 13.09.2011 issued by sub Collector Revenue (North], Puducherry, in R.S.No.100/3A, 100/3B, 100/3C, In measuring an East - West on the both sides 300Ft., North - South on the both sides 81 Ft., in total extent of **24,450 Sq. ft.**and covered by following boundaries: East of: Property belongs to J Aruna, North of: Land in R.S.No.100/1, West of:Land in R.S.No.100/3A, South of: Newly Provided Road (Bypass Road)

RESERVE PRICE ₹ 5,13,00,000/- EMD ₹ 51,30,000/- BID INCREMENT ₹ 5,00,000/-

S.No. 06: Name of the Borrower & Guarantor/s: Borrower: M/s. SSB Industries, Rep by its Prop: Mrs. J. Aruna, R.S No. 49/1P, Olandai Keerapalayam Village, Marapalam Square, Puducherry - 605004. Guarantors: 1) Mr. Jeethendra N Patel, S/o. M Narashia Patel, No. 7, Sathani Street, Kosapalayam, Puducherry- 605 013. Also at: No.52/4P, Southern Side, Olandaikeerapalayam, Puducherry - 605004. 2) Mrs. N. Laxmi N Patel, W/o. Narashia Patel, No. 7, Sathani Street, Kosapalayam, Puducherry- 605 013. 3) Mrs. Shanta Ben, W/o. Rathinshapatel, No. 22, Haji Hussain Street, Kottakuppam, Vanur Taluk, Tamil Nadu - 605104. 4) Mr. Kishore Kumar D Patel, S/o. D K Patel, No.5 1/2, Cuddalore Main Road, Tolgate, Ariyankuppam, Puducherry- 605013.

Amount due: Rs.26,67,21,387.80/- as on 31.12.2023 together with further interest, cost, other contingent charges thereon, etc.

Description of immovable secured assets to be Sold "as is where is", "as is what is" basis:

Property Property Belonging to Mrs.Santha Ben Item No.1: All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466, plot No.2(Measuring East - West on the Northern Side 60Ft., on the Southern Side 64Ft., and North - South on the Eastern Side 34 ¼ Ft., on the Western side 34 Ft. in total Extent of **2130 Sq.Ft**,and covered by following boundaries: East of : 20 ft.newly provided street, North of : 20 ft. newly provided street, West of : Plot No.3, South of : Plot No.1. **Item No.2:** All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466, plot No.1 in total Extent of **2129Sq.Ft**, and covered by following boundaries: East of : 20 ft. newly provided street, North of : Plot No.2, West of : Pavadai's land and Plot No.3, South of : 100 ft Road. **Item No.3:** All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466, plot No.3(in total Extent of **2059 Sq.Ft**, and covered by following boundaries: East of : Plot No.1&2, North of : New street and Land in R.S.No.142/11, West of : Land in R.S.No.142/11, South of : Land in R.S.No.142/2,142/3,142/4,142/5 **Item No.4: Property No.1:** All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit No.39,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466,Patta No.277 in total extent of **1075 Sq.Ft.** (Measuring East - West on the Northern Side 32.6Ft., on the Southern Side 20Ft., and North - South on the Eastern Side 65 Ft., on the Western side 42.6 Ft) and covered by following boundaries: East of : R.S.No.142/6part Plot, North of : 100 Ft Road, West of : Canal and 100 ft Road, South of : Property Belongs to Mrs. Santha Ben.

Property No.2: All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit No.39,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466, Patta No.277 in total extent of **2205 Sq.Ft.** (Measuring East - West on the Northern Side 111.9Ft., on the Southern Side 108.9Ft., and North - South on the Eastern Side 20 Ft) and covered by following boundaries: East of : R.S.No.142/11 Plot, North of : Property Belongs to Mrs. Santha Ben, West of : Canal , South of : Property Belongs to Mrs. Kishore Kumar Patel. **Total extent of 3280 Sq.ft Property Belonging to Mr Kishore Kumar Patel Item No.5:** All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit ,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466, Plot No.5 in total extent of **1822Sq.Ft.** (Measuring East - West on the Northern Side 33.5Ft., on the Southern Side 34.5Ft., and North - South on the Eastern Side 50.5 Ft., on the Western side 58 Ft) and covered by following boundaries: East of : Plot No.4, North of : Land in R.S.No.142/7, West of : Plot No.6 , South of : 20 Ft Road. **Item No.6:** All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit ,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466, Plot No.4 in total extent of **1822 Sq.Ft.** (Measuring East - West on the Northern Side 33Ft., on the Southern Side 48.5Ft., and North - South on the Eastern Side 58 Ft., on the Western side 39 Ft) and covered by following boundaries: East of : Vaikkal, North of :Canal and Land in R.S.No.142/7, West of : Plot No.5 , South of : Street. **Item No.7:** All the piece and parcel of the property at Puducherry Registration District, Oulgaret sub Registration District, Oulgaret Municipal Limit ,Karuvadikuppam Revenue Village, as per document at Near Bharathi Nagar, R.S.No.142/6, Cad.No.466, Plot No.6 in total extent of **1822 Sq.Ft.**and covered by following boundaries: East of : Plot No.5, North of : Land in R.S.No.142/7, West of : Land in R.S.No.142/11 , South of : New Street. **Total extent of 5466 Sq.ft**

(Item No.1 to 7 (Single LOT)) RESERVE PRICE ₹ 7,32,00,000/- EMD ₹ 73,20,000/- BID INCREMENT ₹ 5,00,000/-

Property belongs to Mr.NJeethendra Patel: Item No.8: All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, Mudaliarpet Commune Village,No.41,Oluandai Revenue Village, Ward No."K" Block No.6, T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, Patta No.15, Plot No.33 &34 (measuring , East-West on the both Side 60Ft., and North - South on the both Side 40Ft) in total extent of **2400 Sq. Ft**. and covered by following boundaries: East of : New Street, North of : Plot No.32, West of : Plot No.37 & 38, South of : Plot No.35 **Item No.9:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, Mudaliarpet Commune Village No.41, Oluandai Revenue Village, Ward No."K" Block No.6, T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, Patta No.1694, Plot No.22 (measuring East-West on the northern Side 52.6Ft.,southern side 45 ft and North - South on the eastern side 40ft , western side 32ft) in total extent of **1757 Sq. Ft**. and covered by following boundaries: East of : Plot No.21, North of : S.No.8/4 part, West of : Canal in T.S .No.7/4, South of : Street **Item No.10:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, Mudaliarpet Commune Village No.41, Oluandai Revenue Village, Ward No."K" Block No.6, T.S No.8/4/R, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, Patta No.1694, Plot No.23 &24 Part (measuring East-West on the both side 60ft and North - South on the both side 30ft) in total extent of **1800 Sq. Ft**. and covered by following boundaries: East of : New Street, North of : Street, West of : Reserve Plot, South of : Plot No.24 Part **Item No.11:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, Mudaliarpet Commune Village No.41, Oluandai Revenue Village, Ward No."K" Block No.6, T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, Patta No.1694, Plot No.21 (measuring East-West on the both side 28ft and North - South on the eastern side 45ft,western side 40ft) in total extent of **1190 Sq. Ft**. and covered by following boundaries: East of : Plot No.22, North of : T.S.No.8/4 part, West of : Plot No.20, South of : new street **Item No.12:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, Mudaliarpet Commune Village No.41, Oluandai Revenue Village, Ward No."K" Block No.6, T.S No.8/4, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, Patta No.1390, Plot No.35 &18 in total extent of **24441/2 Sq. Ft**. and covered by following boundaries: East of : Plot No.17&36, North of : T.S.No.8/4 part, West of : Street and Plot No.19, South of : Plot No.34. **Item No.13: Property No.1:** All the piece and parcel of the property at Puducherry Registration District, Puducherry Sub Registration District, Puducherry Municipal Limit, Village No 44, Murungampakkam Revenue Village, Ward No.N, Block No.4, T.S.No.2/1,R.S.No.202/1, Cad No.845, Patta No.23, Plot No.25 (Measuring East - West on the both side 60Ft., and North - South on the both side 20Ft.,) In totat Extent of **1200 Sq.Ft**, and covered by following boundaries: East of : New Street, North of : Plot No.24, West of : Reserve Site, South of : Plot No.26. **Property No.2:** All the piece and parcel of the property at Puducherry Registration District, Puducherry sub–Registration District, Puducherry Municipal Limit, Mudaliarpet Commune Village No.41, Oluandai Revenue Village, Ward No."K" Block No.6, T.S No.8/4R, R.S. No. 49/1pt, Cad. No.156pt, 158pt, 159pt & 160pt, Patta No.1694, Plot No.24 part (measuring East-West on the both side 60ft and North - South on the both side 10 ft) in total extent of **600 Sq. Ft**. and covered by following boundaries: East of : New Street, North of : plot No.24 part, West of : Reserve Site, South of : Plot No.25 Total extent of **1800 Sq.ft Property belongs to Mrs N Lakshmi patel: Item No.14:** All the piece and parcel of the property at Puduc