

“APPENDIX-IV-A
[See proviso to rule 8 (6)]

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E-Auction Sale Notice for sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 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 property(ies) mortgaged/ charged to **CFM Asset Reconstruction Private Ltd. [CIN: U67100GJ2015PTC083994] (“Secured Creditor”)**, the **constructive possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is” and “without any recourse”** basis on **30.08.2022** from 02.00 P.M. to 04.00 P.M. (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 5,85,04,236/- (Rupees Five Crore Eighty Five Lakh Four Thousand Two Hundred Thirty Six only)** pending towards **Loan Account No. H LAPVLC00208733**, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.08.2022** along with legal expenses and other charges due to the Secured Creditor from **Mr. Lakshmanan Muniyandi (Proprietor, New Star Enterprises), Mrs. Jayalaksami and Mr. M. Shankar.**

The said Loan Account along with its underlying security(ies), including the Immovable Property(ies), had been assigned by Indiabulls Housing Finance Limited (“IHFL”) to and in favour of the Secured Creditor, acting as **Trustee of CFMARC Trust-I IHFL**, vide Assignment Agreement dated **30.06.2020**.

The Reserve Price of the Immovable Property(ies) will be **Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakh only)** and the Earnest Money Deposit (“EMD”) will be 10% of the Reserve Price i.e. **Rs. 35,00,000/- (Rupees Thirty Five Lakh only)** i.e. equivalent to 10% of the Reserve Price. The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels in favour of and to the credit **CFMARC TRUST-1 IHFL, Account No. 005111100013302 with UNION BANK OF INDIA (IFSC: UBIN0800511), having its branch at Fort Mumbai, (Maharashtra)** before submitting the tender in order to participate in the online public auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)

PROPERTY NO.1

ALL THAT PIECE AND PARCEL OF VACANT LAND BEARING PLOT NO. 50 MEASURING AN EXTENT OF 2405 SQ.FT (223.51 SQ. MTR), 4TH STREET, ABIRAMI AVENUE, KODUNGAIYUR, PRESENTLY COMPRISED IN S.NO. 176/3A1C, PREVIOUSLY COMPRISED IN AND FORMING PART OF S.NO. 176/3, SITUATED AT KODUNGAIYUR VILLAGE, TONDIARPET TALUK, CHENNAI DISTRICT.

AND BOUNDED ON THE:

NORTH BY : VACANT LAND IN S. NO. 177
SOUTH BY : 20 FEET WIDE ROAD
EAST BY : PLOT NO. 51
WEST BY : 50 FEET WIDE ROAD

MEASURING ON THE:

NORTH BY : 40.6 FEET
SOUTH BY : 40 FEET
EAST BY : 59.6 FEET
WEST BY : 60 FEET

PROPERTY NO. 2

ALL THAT PIECE AND PARCEL OF VACANT LAND BEARING PLOT NO. 51 MEASURING AN EXTENT OF 3039 SQ.FT , 4TH STREET, ABIRAMI AVENUE, KODUNGAIYUR, COMPRISED IN S.NO. 176/3A1C, S.NO. 176/3 (AS PER PATT A), SITUATED AT KODUNGAIYUR VILLAGE, TONDIARPET TALUK, CHENNAI DISTRICT.

AND BOUNDED ON THE:

NORTH BY : VACANT LAND IN S. NO. 177
SOUTH BY : 20 FEET WIDE ROAD
EAST BY : PLOT NO. 52
WEST BY : PLOT NO. 50

MEASURING ON THE:

NORTH BY : 5+ 23+ 5 FEET
SOUTH BY : 30 FEET
EAST BY : 87 FEET
WEST BY : 59.6 FEET

PROPERTY NO. 3

ALL THAT PIECE AND PARCEL OF VACANT LAND BEARING PLOT NO. 52 MEASURING AN EXTENT OF 2559 SQ. FT (235 SQ. MTR), 4TH STREET, ABIRAMI AVENUE, KODUNGAIYUR, PRESENTLY COMPRISED IN S.NO. 176/3A1C, PREVIOUSLY COMPRISED IN AND FORMING PART OF S.NO. 176/3, SITUATED AT KODUNGAIYUR VILLAGE, TONDIARPET TALUK, CHENNAI DISTRICT.

AND BOUNDED ON THE:

NORTH BY : THE PROPERTY COMPRISED IN S. NO. 177 OF KODUNGAIYUR VILLAGE
SOUTH BY : 20 FEET WIDE LAYOUT ROAD
EAST BY : PLOTS PERTAINING TO TAMIL NADU HOUSING BOARD
WEST BY : PLOT NO. 51

MEASURING ON THE:

NORTH BY : 22 FEET
SOUTH BY : 37 FEET 6 INCHES
EAST BY : 85 FEET
WEST BY : 87 FEET

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.cfmrc.in and www.auctionfocus.in

Date : 08.08.2022
Place : CHENNAI

Sd/-
Authorized officer
CFM ASSET RECONSTRUCTION PRIVATE LTD.
TRUSTEE CFMARC TRUST-1 IHFL