

इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

STRESSED ASSETS MANAGEMENT BRANCH - CHENNAI

55, Ethiraj Salai, Zonal Office Building II Floor, Wellington Estate, Egmore, Chennai - 600 008. Telephone : 044-28216711.

Mobile : 9444662204. email : armb2chennai@indianbank.co.in

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

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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic** possession for **Property 1** and **Physical** possession for **Property 2** of which has been taken by the Authorised Officer of Indian Bank, Sterling Road Branch, (now transferred to SAM Branch, Chennai) Secured Creditor, will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" on **19.12.2022**, for recovery of **Rs.23,60,36,063/- (Rupees Twenty three crores sixty lakhs thirty six thousand and sixty three only) (as on 29.11.2022)** with further interest from 30.11.2022 and costs, other charges and expenses thereon, due to the Indian Bank, Sterling Road Branch (now transferred to SAM Branch, Chennai), Secured Creditor from :

NAME AND ADDRESS OF THE BORROWER / GUARANTOR (1) M/s. UNITED STEEL BUILDING SYSTEM PRIVATE LIMITED, Old No.424, New No.58, 3rd Floor, Kilpauk Garden Road, Chennai - 600 010, **Also at** : Flat No.1, Ground Floor, Door No.9 (Old), New No.4/1, Plot No.A-60, Big Street, Kilpauk Garden Colony, Chennai - 600 010. **Factory at** : No.43, Kanlor Village, Gummidipoondi Taluk, Tiruvallur Dist., Pin - 601 101. (2) **Mr. R. Chandramohan, (Director/Guarantor/Mortgagor)**, S/o Shri. Ramasamy, Flat No.1, Ground Floor, Door No.9 (Old)/New 4/1, Plot No.A-60, Big Street, Kilpauk Garden Colony, Chennai - 600 010. (3) **Mr. C. Sabari Sriram, (Director/Guarantor)**, S/o Mr. R. Chandramohan, Flat No.1, Ground Floor, Door No.9 (Old)/New 4/1, Plot No.A-60, Big Street, Kilpauk Garden Colony, Chennai - 600 010.

SHORT DESCRIPTION OF THE PROPERTY The specific details of the assets which are intended to be brought to sale through e-auction mode are enumerated below :

Property 1 : All that piece and parcel of land of 1.41 Acres with building thereon situated in No.43, Kanlor Village, Gummidipoondi Taluk, Tiruvallur District, Patta No.72 in the name of Late S. Gopal Naicker (found in Village Revenue Register) and in Joint Patta No.484 in the name of P. Maari and Mrs. M. Ettiammal. Item-1 : Comprised in S. No.7/2C measuring Acre 0.65 Cent Land No.43, Kanlor Village; Item-2 : Comprised in S. No.7/2D measuring Acre 0.59 Cent Land No.43, Kanlor Village; Item-3 : Comprised in S. No.8/2 measuring Acre 0.17 Cent Land No.43, Kanlor Village. In total an extent of Acre 1.41 Cent of land together with factory building thereon and situated within the Registration District of Chennai North and Sub-Registrar District of Arani. **Encumbrances on property : Not known. PROPERTY ID No. : IDIB850716195A.**

RESERVE PRICE : Rs.143.00 Lakhs | **Bid increment : Rs.50,000/-** | **EMD : Rs.14.30 Lakhs**

Property 2 : All that piece and parcel of land and building at Door No.9 (Old), 4/1 (New), Plot No.A60, Big Street, Kilpauk Garden Colony, Chennai - 600 010, comprised in T S No 81/124, Block No.7 at Egmore Village measuring 1150 Sq. ft. undivided share of Schedule B property with a Flat No.1, having built up area measuring an extent of 1567 Sq. ft. and car parking space of 150 Sq. ft. in the Ground Floor of the apartment. **Schedule B** : 2300 Sq. ft. of UDS out of the Schedule A mentioned Property. **Schedule A** : All that piece and parcel of land Plot No.A60, Door No.09, Big Street, Kilpauk Garden Colony, Chennai - 600 010, comprised in T.S. No.81/124, Block No.7 at Egmore Village measuring "One Ground 2200 Sq. ft." and thereabouts. Measuring on the - North 59', East 78', South 55', West 72'. In all measuring One Ground 2200 Sq. ft. Situated within the Registration District of Central Chennai and Sub-Registrar Office of Periamet. **Encumbrances on property : Not known. PROPERTY ID No. : IDIB850716195B.**

RESERVE PRICE : Rs.209.39 Lakhs | **Bid increment : Rs.50,000/-** | **EMD : Rs.21.00 Lakhs**

Date and Time of Inspection of the Properties and its related documents :

12.12.2022 to 13.12.2022 between 10.00 a.m. and 4.00 p.m.

DATE AND TIME OF E-AUCTION : 19.12.2022 BETWEEN 11.00 A.M. AND 4.00 P.M.

Last Date and Time for submission of Tender form with KYC Documents : 15.12.2022 upto 7.00 p.m.

Last Date to transfer the EMD amount in Global EMD Wallet : 18.12.2022

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELP DESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifn@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit : <https://ibapi.in> and for clarifications related to this portal please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com.

Date : 30.11.2022

Place : Chennai

chennaibankauction.com

**AUTHORISED OFFICER,
INDIAN BANK.**