

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Site Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with previous Rule 8(i)(B) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the below mentioned borrowers that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of Item Nos. 1a, 1b, 1c, 2, 3 (a to i), 4, 5 and 6, of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 23.02.2023 for recovery of dues of Rs.30,63,05,955.07 (Rupees Thirty Crores Sixty Three Lakhs Five Thousand Nine Hundred and Fifty Five and Paise Seven only) as on 31.01.2023 with further interest, costs and other charges due to Indian Overseas Bank, Asset Recovery Management Branch (ARMB) secured Creditor, from the Borrowers and Guarantors mentioned above. The Reserve Price of all the items is given below:

Borrowers: 1. M/s. Inno Infra Private Limited, having its Office at New No.5, Old No.3, Gini Road, T.Nagar, Chennai 600017. 2. Mr. Sajid Ahmed Sathak Abdul Kadir, Director, M/s. Inno Infra Pvt. Ltd., S/o. M.K. Sathak Abdul Kadir, New No.2, Krishna Road, Nungambakkam, Chennai - 600034. 3. Mr. R.Mallaman, Director, M/s. Inno Infra Pvt. Ltd., S/o. Mr. T.M. Ramasamy, No.849, Uthukuli Road, Kunnathur, Penurundur, Kunnathur, Erode - 638 103.

Guarantors: 4. Mrs. Ameer Hafsa, Guarantor for M/s. Inno Infra Pvt. Ltd., W/o. Mr. Sajid Ahmed Sathak Abdul Kadir, New No.2, Krishnamachari Road, Nungambakkam, Chennai 600 034. 5. Mrs. Pankajam, Guarantor for M/s. Inno Infra Pvt. Ltd., Old No.483, New 805, Gobi Road, Kunnathur, Avinashi Taluk, Tiruppur - 638 103. 6. Mr. R. Ravisankar, Guarantor, M/s. Inno Infra Pvt. Ltd., No. F-3, API Villa, No.3/1, Zaccaria Colony Main Road, Cholaimedu, Chennai - 600084, Also At: Flat No.4, Bhubatham Apartments, No.16, Jai Nagar, 22nd Street, Arumbakkam, Chennai - 600106. 7. M/s. Inno Estates Pvt. Ltd., Corporate Guarantor for M/s. Inno Infra Pvt. Ltd., No.6, Crown Court (Ground Floor), No.128, Cathedral Road, Gopalapuram, Chennai 600 086. 8. M/s. Inno Development Management Company LLP, Corporate Guarantor for M/s. Inno Infra Pvt. Ltd., No.6, Crown Court (Ground Floor), No.128, Cathedral Road, Gopalapuram, Chennai 600 086. 9. M/s. Broad Field Developers Pvt Ltd., Corporate Guarantor for M/s. Inno Infra Pvt. Ltd., No.6, Crown Court (Ground Floor), No.128, Cathedral Road, Gopalapuram, Chennai 600086. 10. Mr. Rajamannan Ramasamy, Guarantor, M/s. Inno Infra Pvt. Ltd., No.6, Crown Court (Ground Floor), No.128, Cathedral Road, Gopalapuram, Chennai 600086.

Property	Reserve Price	EMD:10% of Reserve Price	Bid Increment
Item 1 a	Rs. 2,11,00,000/-	Rs.21,10,000/-	Rs.2,00,000/-
Item 1 b	Rs. 1,67,00,000/-	Rs.16,70,000/-	Rs.2,00,000/-
Item 1 c	Rs. 59,00,000/-	Rs.5,90,000/-	Rs.1,00,000/-
Item 2	Rs. 2,60,70,000/-	Rs.26,07,000/-	Rs.3,00,000/-
Item 3	Rs.8,98,00,000/-	Rs.89,80,000/-	Rs.10,00,000/-
Item 4, 5 & 6 **	Rs.3,42,00,000/-	Rs.34,20,000/-	Rs.4,00,000/-

** The properties under Item Nos. 4, 5 & 6 will be sold together in one lot only.

DESCRIPTION OF THE PROPERTIES

Item No. 1a : 55048 Sq Ft or thereabouts of vacant site forming part of Millennium Square, Layout bearing DTCP approval in letter No.11094/2011 LA2, comprised in Sy.No.551FC part, 55/1D part, 55/2C part, 55/2D1A part, 55/2D1B part, 55/2D2 part and 55/2E part, forming part of 90, Kattawakkam village, Kancheepuram Taluk, within the limits of Kattawakkam Panchayat Union, standing in the name of M/s. Inno Estates Pvt. Ltd. Boundaries: North : 23 feet road measuring 280', South : 60 feet road measuring 280', East : 23 feet road measuring 197', West : 40 feet road measuring 197'. Situated within the Sub Registration District of Walajabad and Registration District of Kancheepuram.

Item No. 1b: 46216 Sq Ft, or thereabouts of vacant site forming part of Millennium Square Layout, Approved by DTCP bearing letter No.11094/2011 LA2, comprised in Sy.No.56/1A4A, 56/1A5B, 56/1A5B, 56/1B2A, 56/1B2B and 56/2B2 situated in Kattawakkam village, to the extent of 46,216 sq.ft., of saleable area and clearly demarcated, comprised within a large extent of 3.39 acres of land standing in the name of M/s. Inno Estates Pvt. Ltd. Boundaries: North : Land in Sy. Nos.56/1A4A part, 56/3 part & 56/1B2B part, South : Land in Sy. Nos.56/1B1 part, 56/2B1 part, East : 30' Wide Road running across Sy. Nos.56/1B2B part, 56/1B2A part, West : Land in Sy. Nos.56/1A4A part, 56/1A6A part & 56/1B1 part. Situated within the Sub Registration District of Walajabad and Registration District of Kancheepuram.

Item No. 1c: 16192 Sq Ft, or thereabouts of vacant site (identified for Shops) forming part of Millennium Square Layout in Nathanalur village, Sriperumbudur Taluk, Kancheepuram District within the limits of Kattawakkam Panchayat Union, standing in the name of M/s. Inno Estates Pvt. Ltd. Boundaries: North : Plot No.1, South : State Highway, East : Land in Sy.No.456/3A, 3B and 9, West: 60 feet road. Situated within the Sub Registration District of Walajabad and Registration District of Kancheepuram.

Item No. 2: 66495 Sq Ft, or thereabouts of Vacant site (identified for Community Hall) forming part of Central Green Layout, Approval in Letter 5850/2013/LA2, clearly demarcated, comprised within a larger extent of land covered in Sy. No. 151/2A, 151/B, 151/B, 151/BA2, 151/BE1, 152/1A1 and 153/1, situated at Madhuramangalam Road, Kantur village, Sriperumbudur Taluk, Kancheepuram District, standing in the name of M/s. Broad Field Developers Pvt. Ltd. Boundaries: North : 18.3 meter wide road, South : Sy. No. 151/6D, 151/6B2 and 7 meter wide road, East: Plot No. 36 & 40 and Lands in Sy. No.152/1A1, West: Lands in Sy. No.151/7. Situated within the Sub Registration District of Walajabad and Registration District of Kancheepuram.

Item No. 3: 15.10 Acres of vacant dry lands, situated at 23(119), Kanathur village, Sriperumpudur Taluk, standing in the name of M/s. Inno Development Management Company LLP, comprised in the following Government Survey Numbers.

Sr. No.	Survey No./s	Area
a)	139, 156/1A, 156/1D, 156/1E	2.14 Acres
b)	141/11A	0.96 Acres
c)	141/11B, 141/11E, 155/3B	1.30 Acres
d)	141/11D	0.57 Acres
e)	154/1	1.78 Acres
f)	155/2, 155/3A, 156/2	2.69 Acres
g)	155/4	0.54 Acres
h)	155/5	0.54 Acres
i)	156/1B, 156/1C, 156/1F	1.45 Acres
j)	156/4, 161/1C, 161/1C, 161/1D	1.90 Acres
k)	161/1B	0.79 Acres
l)	161/2	0.44 Acres
m)	TOTAL AREA	15.10 Acres

Common Boundaries: North : Vacant Lands, South : Layout Roads & Vacant Lands, East : Vacant Lands, West : Vacant Lands. Situated within the Sub Registration District of Sunguvachattam and Registration District of Kancheepuram.

Item Nos. 4, 5 & 6 (Will be sold together only).

Item No.	Details of the Property
Item No. 4 **	1.54 Acres of land comprised in Sy. No. 169/2H of Sooral village, Madhuranthagm Taluk, Kancheepuram District, situated within the Registration District of Kancheepuram and Sub Registration District of Madhuranthagm, standing in the name of Mr R. Ravisankar.
Item No. 5 **	3.27 Acres of land comprised in Sy. No. 169/2 of Sooral village, Madhuranthagm Taluk, Kancheepuram District, situated within the Registration District of Kancheepuram and Sub Registration District of Madhuranthagm, standing in the name of Mrs. Ameer Hafsa, represented by Power Agent Mr. Ravisankar.
Item No. 6 **	5.25 Acres of land comprised in Sy. No. 169/2B, 169/2C, 169/2D, 169/E, 169/F, 125/1, 125/2, 170/2, 170/3, 170/4, 170/5, 174 part 125/7 of Sooral village, Madhuranthagm Taluk, Kancheepuram District, situated within the Registration District of Kancheepuram and Sub Registration District of Madhuranthagm, standing in the name of Mrs Pankajam, represented by Power Agent Mr. Ravisankar.

** Common Boundaries: North by : Vacant Land, South by : Vacant Land, East by : Layout Road & Layout Plots and West by : Vacant Land. Situated within the Registration District of Kancheepuram and Sub Registration District of Walajabad.

The above mentioned Reserve Prices are exclusive of applicable TDS

Bank's dues have priority over the statutory dues, statutory liabilities, all known and unknown encumbrances, if any, shall be borne by the purchaser/bidder and bank assumes no responsibility in this regard.

Last Date & Time for EMD remittance and submission of online tender: 22.02.2023 before 4.00 p.m

DATE & TIME OF E-AUCTION : 23.02.2023 between 11:00 a.m. and 03:00 p.m. with auto extension of 10 minutes each till sale is completed at the platform of <https://www.mstcecommerce.com/auctionhome/ibapi>

Date and Time of Inspection of the Properties : **As per request**

Name & Contact No. : Mrs.N.S.Meenakshi Mob: 99625 35150

For detailed terms and conditions of the sale, please refer to the service providers link <https://www.ibapi.in> or bank's website www.lob.in

Note: In compliance with Section 194IA and section 194 O of the Income Tax Act, 1961, the successful bidder shall pay the applicable TDS.

Date : 01.02.2023

Place: Chennai

chennaibankauction.com

Authorised Officer

Indian Overseas Bank

This may also be treated as a Notice under Rule 8(i)(B) of Security Interest (Enforcement) Rules, 2002 to the borrowers and guarantors of the said loan about holding of e-auction on the above mentioned date.

Salient Features

- The upcoming Airport Project is very near to the properties mentioned under item numbers 1a, 1b, 1c, 2 & 3.
- Satellite Township is already programmed and the Central Government Aid has been allotted and Thirumazhisai Township will be getting Rs. 1000 Crores for the New Urban Development Programs. About 17 Revenue Villages are going to be attached to Thirumazhisai. Prospects for Integrated Development in the area in the near future.
- The DTCP Approval has already been obtained for the layout for item numbers 1a, 1b & 1c vide approval letter No.11094/2011 la2.
- The DTCP approval has already been obtained for the layout for item number 2, vide approval letter no. 5850/2013/la2, clearly demarcated. the north side is having 18.3 meter wide road & to the south is 7 meter wide road.
- The layout for the Mega Housing Project is already done and can be brought to action immediately.
- The School, Community Hall & Shops are appropriately allotted.
- All civic amenities are available within 4-5 km distance from the project land under item numbers 1a, 1b, 1c, 2 & 3.