



PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [54 OF 2002] and in exercise of powers conferred under the said Act is E-auctioning the following property on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS CONDITION"** by way of **"PUBLIC E-AUCTION"** for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Physical Possession taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 14.10.2022	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Narendran M 2. Sudhandhira Devi P 3. Arunai Enterprises	Door No. 5, Plot No. 16, Admeasuring 2289 Sq.ft. Psi, Old S. No. 127, New S. No. 127/11, Voc Nagar, Kasthurai Bai Street, Pammal Village, Pammal, Tambaram Taluka, Kanchipuram District, Chennai – 600 075, Bounded As Under – North – Plot No. 20 South – 20 Feet Road East- Plot No. 17 West – Plot No. 15	CHNHL180 00286 and CHNHL180 00298	26.08.2022	Rs. 8,30,672.73	Rs. 1,17,84,599.3	Rs. 83,06,727.3	12/12/2022	19/12/2022 at 11 am
1. Narendran M 2. Sudhandhira Devi P 3. Arunai Enterprises	Flat No. F1, First Floor (road Facing), 991 Sq.ft. Super Built Up Area, Acs Succes Avenue, Plot No. 8, Alagar Salai 2nd Street, Thiruchendur Nagar, Zamin Pallavaram, Chennai, Tamil Nadu – 600 117 Measuring An Extent Of 2400 Sq. Ft., Comprised In Ols S. Nos. 161/1 & 161/2, As Per Town Survey Land Register, New S. No. 161/1a Part, T.s. No. 74, Block No. 21, Ward No.c, Situated At Zamin Pallavaram Village, Alandur Taluk, Kancheepuram District, Within The Registration District Of Chennai South And Sub Registration District Of Pallavaram Bounded As Under – North – Plot No. 9 South – Plot No. 7 East – 20 Feet Road (alagar Salai 2nd Street) West – Plot No. 10 & 11	CHNHL190 00019 and CHNHL190 00050	26.08.2022	Rs. 3,31,786.8	Rs. 66,46,846.38	Rs. 33,17,868/-	12/12/2022	19/12/2022 at 3 pm

Terms And Conditions Of Public Auction

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.E-auctiontiger.net> under the provisions of SARFAESI Act with the aid and through public e-E-auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured asset/s mentioned above will be sold on **"AS IS WHERE IS" BASIS & "AS IS WHAT IT IS" CONDITION**.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10 % of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before **12/12/2022**.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of by way of D.D./P. O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on **19/12/2022** i.e., day of E-auction or on the next working day i.e., **20/12/2022**, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e., **"Name - Mr. J Vijaya Raj- 9551714945, Address: L&T Financial Services, KGN Towers, 05th floor, No.62, Ethiraj Salai, (Commander-In-Chief Road) Egmore, Chennai – 600008 and Ankit Vig, contact No. 8668943242, L&T Finance Ltd. - Office: 6th Floor, Brindavan Building, Plot No 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098** At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called up on to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L & T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s) /Co-Borrower(s)/Guarantor(s)/Mortgagor(s) /public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.