



PROTECTING INVESTING FINANCING ADVISING

Aditya Birla Housing Finance Ltd.

**Branch Address: M-7, Sai Sagar, Ground Floor, SIDCO, Guindy Industrial Estate, Guindy, Chennai - 600032****Authorised Officer – Mr.Kumaravel – 9841085358 and Mr.S.Vijayraj – 9566173900****Mr.Jansirao – 9964871110, Mr.M.Vasanth – 7550093443, Mr.Subramanian Srivatsan – 9000933789**

Name of the Branch & Loan Account No	Borrowers/ Co-borrower/ Guarantors Name	Description of Property	Reserve Price & EMD 10%	Outstanding /s dues , interest and charges thereon as per 13(2) Demand Notice	Date/Time of e-Auction
Aditya Birla Housing Finance Ltd, <b>M-7, Sai Sagar, Ground Floor, SIDCO, Guindy Industrial Estate, Guindy, Chennai - 600032</b>  Loan Account No. LNCHNLAP-06180039504, LNCHNPNO-06190051757 & LNCHNPNO-09200073317	01. Mr.J.Illiyas 02. Mrs.Subaytha 03. Mr.J.Azarudhin 04. Ya Habeeb Leathers	All the piece and parcel of property of land and building situated at Nemilichery Village, Tambaram Taluk, Kancheepuram District bearing Plot No.7 in Fathima Nagar, Thirumali Street, Nemilichery, Chennai comprised in S.No.70/2, R.S.No.70/2F bearing Patta No.317 Old Patta No.51 measuring an extent of 2160 sq.ft., together with building 900 sq.ft., in Ground and First Floor and land bounded on the North by 20 feet Road South by Plot No.14 East by Plot No.6	Rs.1,10,57,000/- (Rupees One Crore Ten Lakhs Fifty Seven Thousand Only) & Earnest Money Deposit will be Rs.11,05,700/- (Rupees Eleven Lakhs Five Thousand and Seven Hundred Only).	<b>Rs.94,37,519.42</b> (Rupees Ninety Four Lakhs Thirty Seven Thousand Five Hundred and Nineteen and Paise Forty Two Only) as on 23.11.2021 in LNCHNLAP-06180039504 & LNCHNPNO-06190051757 and 22.11.2021	14.06.2022 – 10.00 AM to 11.00 AM

		<p>West by Plot No.8</p> <p>Measuring North to South on the Eastern and Western Sides 54 feet, East to West on the Northern and Southern Sides 40 feet.</p> <p>And lying within the Registration District of Chennai South and Sub-Registration District of Pallavaram</p>		<p>in LNCHNPNO- 0920007331 7</p>	
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**The Terms and Conditions of the E-Auction are as under:**

- 01.** Date of Inspection of the Immovable Property is on 28.05.2022 between 10.00 AM to 1.00 PM.
- 02.** Last Date and Time for Submitting EMD along with Tender :13.06.2022 from 10.00 AM to 5.00 PM.
- 03.** The Auction Sale will be an Online E-Auction/Bidding through approved Service provider M/s.E-Procurement Technologies Limited Help Line Nos. 079-6813 6842/895, Contact Person – Ram Sharma-9978591888 Email – [support@auctiontiger.net](mailto:support@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) through web portal <https://sarfaesi.auctiontiger.net>.
- 04.** The Auction Sale will be held on 14.06.2022 between 10.00 am to 11.00 am with auto-extensions for 5 minutes in case of and bid is placed in the last 5 minutes before appointed closing time.
- 05.** The bid price to be submitted shall be above the Reserve price fixed by Authorized officer and the bidders shall further improve their offer in multiples of Rs.5,000/- (Rupees Five Thousand Only).
- 06.** The properties will not be sold below Reserve Price set by Authorized Officer. The bid quoted below the Reserve Price shall be rejected and EMD deposited shall be forfeited.
- 07.** The successful bidder have to pay 25% of the purchase amount (including Earnest Money Deposit) already paid within 24 hours of the closure of E-Auction Sale proceedings. The balance 75% of the purchase price have to be paid within 15 days of confirmation of sale by Financial Institution or such extended period agreed upon writing by and solely at the discretion of the Authorized Officer failing which the Financial Institution shall forfeit the amounts already paid/deposited by the purchaser.

**08.**Bidder are advised to visit the website for Annexure and detailed Terms and conditions of the Sale before submitting their bids and participating in the sale.

**09.** Bids shall be submitted online only in prescribed form with relevant details filled in. Bids submitted in any other format/incomplete bids are liable to be rejected.

**10.** Annexure shall be accompanied by copies of following KYC documents viz 1. Pan Card, 2. Aadhaar Card/Passpost, 3. Current Address Proof, 4. Valid E-mail ID, 5. Contact number, 6. Board Resolution to participate (in case of company) etc Scanned copies of the said documents shall be submitted in email id stated above. Earnest Money Deposit as mentioned against each property described in the accompany sale notice shall be deposited through Demand Draft.

**11.** The bidder shall hold a valid email id as all the relevant information from secured creditor/Service provider may be conveyed through email only.

**12.** Prospective Intending bidder may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for technical lapses/internet outage/Power failure etc.

**13.** The EMD of the unsuccessful bidder will be returned of closure of E-Auction proceedings.

**14.** The sale is subject to confirmation by the Financial Institution. If the borrower/Guarantors pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.

**15.** To the best of knowledge and information of Authorized officer, no other encumbrances exist over the aforesaid property, however the prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to title/encumbrances etc. The Authorized Officer shall not be held responsible for any charge, lien, encumbrance, property tax or any other dues to Government or anybody in respective of the aforesaid property. The property is sold with all the existing and future encumbrances whether known or unknown to Secured Creditor.

**16.** The Authorized Officer has right to reject the Tender/Tenders or even may cancel the e-auction without assigning any reasons thereof.

**17.** On compliance of terms of Sale. Authorized Officer shall issue Sale Certificate in favour of Purchaser. All expenses relating to stamp duty, registration Charges, conveyance, VAT, TDS etc shall be borne by the purchaser.

**18.** The sale is subject to the conditions prescribed in SARFAESI Act 2002 and conditions mentioned above.

**Dated:13.05.2022**

**Place: Chennai**

**Authorized Officer**

**Aditya Birla Housing Finance Limited**

Date :-2<sup>nd</sup> November 2020

Place :- Vijayawada

Sd/-

Authorised Officer

Aditya Birla Housing Finance Limited