

ADITYA BIRLA FINANCE LTD.

M/s. Aditya Birla Finance Limited

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Office: Aditya Birla Finance Ltd, Unit #10 & 12, 6th & 4th Floor, Oval, Venkat Narayan Road, T Nagar, Chennai-600 017.

Authorized Officer Mr. V. Thiyagarajan

Contact: 9710917596

Auction Service Provider: M/s E- Procurement Technologies Limited (Auction Tiger) B-704/705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellisbridge, Ahmedabad – 380006,

Sale Notice (By Private Treaty / E-Auction)

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) Rule 8 (5) and proviso to Rule 9(1) of Security Interest (Enforcement) Rules 2002** for the recovery of amount due from borrower(s), Co-Borrower(s), Guarantor(s) offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the Physical Possession, on **‘As Is Where Is Basis’, ‘As Is What Is Basis’, ‘Whatever Is There Is Basis’ and ‘Non Re-course Basis’**, particulars of which are given below:-

A.

Name of the Borrower (s) and Guarantor (s) and Mortgagor (s)	(i) Vasan Medical Centre (India) Private Limited- Loan A/c. No. 80000107 (Borrower) and Dr. A. M. Arun (Deceased) and Mrs. Meera Arun (Guarantors) (ii) Vasan Medical Centre (India) Private Limited – Loan A/c. No. 80000009 (Borrower) and Dr. A.M. Arun (Deceased) and Mrs. Meera Arun (Guarantors) (iii) Dr. A. M. Arun (Deceased) and Mrs. Meera Arun – Loan A/c. No. 80000245 (Borrowers)
Amount in Demand Notices dated 12.09.2016	Rs. 21,75,63,941/- (Rupees Twenty One Crores Seventy Five Lakhs Sixty Three Thousand Nine Hundred and Forty One Only)
Amount due as on 31.03.2023 (excluding interest w.e.f 01.04.2023 and other expenses)	Rs. 38,25,11,721/- (Rupees Thirty Eight Crores Twenty Five Lakhs Eleven Thousand Seven Hundred and Twenty One Only)
Description of the secured asset to be sold	All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in R.S.No. 1575/5 Part at, Old Door No. 37A, New Door No 52, Kasturirangalyengar Road (J J Road), Teynampet, Chennai-600 018, within the Registration District of Chennai Central and Bounded on the- North by- J J Road

	<p>South by – Vishranthi Home’s West by – Mr. Daswani Property East by – Mr. Gopalan Property</p> <p>Within this four boundaries East to West on both sides 63.3/4 feet, North to South on Both Sides 83 Feet, totally an extent of 5312 Sq.ft of site together with ground floor and first floor RCC building and all amenities structures thereon with compound walls and usual pathway and easement rights including this sale deed.</p> <p>The above said property is situated at (J.J.Road), Kasturiranga Iyengar Road, within the limits of Teynampet, Mylapore Taluk, Chennai Central. (Joint I Sub registrar)</p>
Reserve Price	Rs. 20,25,00,000 /- (Rupees Twenty Crores Twenty Five Lakhs Only)
Earnest Money Deposit (EMD)	Rs.5,06,25,000/- (Five Crores Six Lakhs Twenty Five Thousand Only). The EMD is 25 % of the Reserve Price. The intended bidder/purchaser/buyer submitting bid below reserve price will not be accepted. Bid incremental amount is Rs. 5,00,000/-. The above reserve price is exclusive of taxes and the intended bidder is responsible for the payment of all applicable taxes.
Bid increase amount	Rs. 5,00,000/-
Name of the branch	Aditya Birla Finance, T Nagar Branch, Chennai - 600017
Name of the Authorised Officer	V. Thiyagarajan
Last date, time and place for submission of the bid, earnest money deposit (EMD) and documents	On 01.06.2023 before 5.00 PM through online mode only.
Date and Time of E-Auction	On 02.06.2023 from 11.00 Am to 4.00 Pm - with Auto extension of 5 minutes duration each. Auction will be conducted “Online” through the ABFL’s approved service provider M/s E- Procurement Technologies Limited (Auction Tiger) Help Line Nos. 079-6813 6837/80/72/94 & Contact Person: Vivek Kachariya(Mo.: 9081830222) Helpline email: support@auctiontiger.net & vivek@auctiontiger.net Website: https://sarfaesi.auctiontiger.net
Earnest Money Deposit (EMD) and other Remittance/s details by RTGS to Account Number	HDFC Bank Fort, Mumbai - 400023 A/c. No. 00600350111308 IFSC : HDFC0000060

TERMS AND CONDITIONS OF THE SALE

1. Sale / Auction of the Schedule Property will be through **Private Treaty / Inter- se E-Auction through Private Treaty** on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS”, “WHATEVER THERE IS” and “NON-RE-COURSE BASIS”. To the best of knowledge and information of the Authorized Officer, no other encumbrances exist on the aforesaid property, however the intending purchaser are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances etc. The Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property. The property is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
2. It shall be the responsibility of the intending purchaser / bidder to inspect and satisfy themselves about the Secured Asset before submitting the offer. The physical inspection of the Schedule property put on auction will be permitted to intending purchaser / bidder on bank working days between 11:00 Am to 3:00 pm up to 31.05.2023 with prior permission of the Authorised Officer. Inspection of the documents relating to the Secured Asset will be permitted to the intending purchaser / bidder or their Authorised representatives at Chennai branch between 11.00 Am to 3.00 Pm up to 31.05.2023. The offer shall be absolute in terms and should not be linked to any reference. Conditional offer shall be rejected.
3. The intending purchaser shall submit their offer along with 25 % of the Reserve price as Earnest Money Deposit (EMD). The EMD i.e. 25 % of the Reserve price shall be payable through NEFT/ RTGS on or before 01.06.2023 before 05.00 Pm.
4. The successful auction purchaser in case of inter se auction through private treaty will be required to deposit the balance purchase consideration within next working day of acceptance of the bid.
5. Failure to remit the balance amount of 75 % as required under Clause (4) above, will cause forfeiture of 25 % EMD / sale consideration paid along with the offer.
6. In case of non-acceptance of offer of purchase by the Secured Creditor, the amount of 25% paid along with the offer will be refunded without any interest.
7. Notice under Rule 8 (5) and Rule 9 (1) of the Rules mentioning the reserve price will be published in the two newspapers The New Indian Express & Dinamani. In case the Authorized Officer received any offer higher than the reserve price pursuant to the said publication, the Authorized Officer shall conduct inter se bidding or an e-auction on 02.06.2023 in terms of the said Notice.
8. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall thereafter not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later stage.

9. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the Scheduled Property.
10. That on receipt of the total Sale consideration as prescribed in Clause (4) hereinabove, the authorized officer of the Secured Creditor shall hand over the delivery and possession of the Scheduled Property to the purchaser and shall subsequently issue a certificate of sale of the Scheduled Property in favour the purchaser in accordance with the provisions of SARFAESI Act/ Rules.
11. The sales of the Scheduled Property are subject to your acceptance of the terms mentioned herein
12. Date of Inspection of the Immovable Property is from **17.05.2023 to 31.05.2023** between **11:00 am to 03:00 pm**.
13. In case the inter-se e-auction through private treaty following additional conditions will be applicable:-
 - a) The Auction Sale will be held on **02.06.2023** between **11.00 A.m to 4.00 p.m** with auto-extensions for 5 (five) minutes in case a bid is placed in the last 5 minutes before the appointed closing time;
 - b) The bid price to be submitted shall be above the Reserve Price fixed by the Authorized Officer and the bidders shall further improve their offer in multiples of **Rs.5,00,000/- (Rupees Five Lakh only)**.
 - c) The property will not be sold below the Reserve Price set by the Authorized Officer. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
 - d) Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
 - e) Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format / incomplete bids are liable to be rejected.
 - f) Annexure shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above. Earnest Money Deposit (EMD) as mentioned against property described in the accompanying Sale Notice shall be deposited through Demand Draft.
 - g) The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
 - h) Prospective intending bidders 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 any technical lapses/internet outage/power failure etc.

- i) The EMD of the unsuccessful bidder will be returned of closure of the E-Auction proceedings.
14. The sale is subject to confirmation by the Financial Institution. If the Borrower/Guarantor(s) pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
15. The Authorized Officer has the right to reject any offers (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
16. On compliance of terms of sale, Authorized Officer shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, IT etc. shall be borne by the purchaser as prescribed in the act.
17. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
18. The Demand Draft Should be made in favor of 'Aditya Birla Finance Limited'.
19. The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

Description of the Schedule Property

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Place: Chennai

For ADITYA BIRLA FINANCE LIMITED

Date: 12.05.2023.

Authorised Officer