बैंक ऑफ़ इंडिया BOI
Bank of India
चेन्नै अंचल Chennai Zone

BY REGISTERED POST WITH A/D

NOTICE OF SALE TO THE BORROWER UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Ref. No. CZO/BOI/ARD/SN/2024-25/CA/021

DATE: 04.07.2024

Mr. M Srinivasan (Borrower)
Address - 1
No.1/7, Perumal koil street,
Attznthangal, Sholavaram,
Ponneri,
Thiruvallur Dist -600067.

Address - 2
Villa No.8, "UIMMIDI'S ETERNIA" Plot
Door No.1474/8 (805 - old)
Poonam Avenue Road (P A Road),
East Coast Road (ECR) Kanathur,
Chennai - 603 112.

Mrs. S Bhavani (Guarantor)
Address - 1
No.1/7, Perumal koil street,
Attznthangal, Sholavaram,
Ponneri,
Thiruvallur Dist -600067.

Address - 2
Villa No.8, "UIMMIDI'S ETERNIA" Plot
Door No.1474/8 (805 - old)
Poonam Avenue Road (P A Road),
East Coast Road (ECR) Kanathur,
Chennai - 603 112.

Dear Sir/s

Re: E-Auction Sale Notice for sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The undersigned being Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all the powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed thereunder.

You have committed default in payment of the outstanding dues aggregating sum of **Rs.5,05,48,489.00 (Rupees Five Crore Five Lakhs Forty Eight Thousand Four Hundred Eighty Nine)** plus interest @ **9.00% p.a. from 26-09-2023** and at monthly rests together with costs, charges, etc. In respect of credit facilities availed from our **Kodambakkam Branch.** Hence the bank has issued a **Demand Notice dated 25-09-2023** to pay the abovementioned amount within 60 days. You have failed to pay the amount in full even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took possession of the secured assets, more particularly described in the schedule, hereunder on **12.12.2023.**

Present outstanding is Rs.5,25,66,672.00 (Rupee Five Crore Twenty Five Lakhs Sixty Six Thousand Six Hundred Seventy Two) (Contractual dues up to the date of notice) availed from our Kodambakkam branch.

Notice is hereby given to you all to pay the sum as mentioned above before the date fixed for sale, failing which the secured assets shall be put up for sale in the following mode in my discretion either in one or more lots and on the terms and conditions as will be stipulated by the undersigned:-

Mode of Sale: **By holding public auction through `On line E-Auction'/Bidding**
Thro' Website https://www.mstcecommerce.com

Date of Sale: 09-08-2024

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Time of Sale of Schedule Property:
11.00 AM to 05.00 PM with unlimited extension of 10 minutes duration each

Reserve Price: **Rs.430.00 Lakhs (Rupees Four Crore Thirty Lakhs)**

Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

The below mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is basis." on 09.08.2024.

Please look for the sale advertisement that will appear in newspapers in due course.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Schedule - A

Item - I: All that piece and property being plot no. 36-B, P.A. Constructions layout, Door No. 805, New No. 1474, P. A. Road, Kanathur Reddykuppam Village, Thiruporur Block, Kancheepuram District and Comprised in O.S. No. 98/1 part, R.S. No.98/70 part, as per Patta No. 665 and measuring to an extent of 12,408 Sq. ft., out of 0.606 acres or thereabouts, **Owned by Mr. M Srinivasan**

Boundaries:

North by	: P.A. Construction Street,
South by	: Land in Survey No. 98 part,
East by	: Plot No. 35 owned by Mrs .V. Sumithra
West by	: Plot No 36A, Property owned by Mr. V. Udayakumar,

All situate within the Registration Sub District of Thiruporur and the Registration District of Kanchipuram.

ITEM - II: All that piece and property being plot no. 35, P.A. Constructions layout, Door No. 805, New No. 1474, P. A. Road, Kanathur Reddykuppam Village, Thiruporur Block, Kanchipuram District and comprised in O.S. No. 98/1 part, R.S. No.98/71 part, as per patta No. 666 and measuring to an extent of 21,780 Sq. ft., (50 cents) or thereabouts **Owned by Mr. M Srinivasan**

Boundaries:

North by	: P.A. Construction Street,
South by	: Land in Survey No. 98 part,
East by	: Plot No. 34 land belonging to E.M.C Palaniappan,
West by	: Plot No 36B, Property owned by V. Ethiraj,

All situate within the Registration Sub District of Thiruporur and Registration District of Kanchipuram.

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Schedule - B

Item - I: All that piece and parcel of property bearing portion No. 8 in the property, measuring to an extent of 1090 Sq. ft. (west portion) bearing plot no. 36-B, Old Door No.805, New No. 1474, P. A. Road, Kanathur Reddykuppam Village, Thiruporur Block, Kanchipuram District, comprised in O.S. No. 98/1 part, R.S. No.98/70 part, as per Patta No. 665, **Owned by Mr.M Srinivasan**

Boundaries:

North by : P.A. Construction Street,
South by : 24 feet common Private passage of Eternia & access to Villa 2 owned by A.C Trilogachander
East by : remaining land of Villa No. 8 of Eternia belonging to V. Sumithra
West by : Villa No. 9 of Eternia,

And measuring,

North : 20.5 feet, South 10.3 feet
East : 70.7 feet, West 70.7 feet

Admeasuring to an extent of 1,090 Sq.ft (WEST portion) situated within the Registration Sub District of Thiruporur and Registration District of Kanchipuram.

ITEM - II: All that piece and parcel of property bearing portion No. 8 in the property, admeasuring to an extent of 2,440 Sq.ft (EAST portion) bearing Plot No. 35, Old Door No. 805, New 1474, P.A. Road , Kanathur Reddykuppam, Thiruporur Block, Kancheepuram District, comprised in O.S.No. 98/1 part, R.S. No. 98/71 part, as per Patta No. 666 of Kanathur Reddykuppam Village, Thiruporur Taluk, Kanchipuram District **Owned by Mr.M Srinivasan.**

Boundaries:

North by : P.A. Construction Street,
South by : 24'-0 "Common private passage of Eternia & access to Villa 2 owned by Mr. A.C Trilogachander & Villa No. 3 owned by V. Shobithavarshini.
East by : Villa No. 7 of Eternia
West by : Remaining land of Villa No. 8 of Eternia belonging to Mr. V. Ethiraj,

And measuring

North : 29.6 feet, South 39.9 feet
East : 70.7 feet, West 70.7 feet

Admeasuring to an extent of 2440 Sq.ft (east portion); situated within the Registration Sub District of Thiruporur and Registration District of Kanchipuram.

SCHEDULE - C

1013 Sq. ft., undivided share in the lands of total extent of 7,625 Sq. ft., being the proposed club house and the passage common to portions 1 to 9 in the property bearing Plot nos.35 and 36-B at P. A Constructions Layout, Door No. 805, New No. 1474 P. A Road, Kanathur Reddykuppam Village, Thiruporur Block, Kanchipuram District and Comprised in O. S No. 98/1 part, R.S No 98/71 and 98/70 part as per patta No 666 and 665 of Kanathur Reddykuppam Village, Thiruporur Block, Kanchipuram forming part of Schedule A Property. **Owned by Mr.M Srinivasan**

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Situated within the registration sub district of Thiruporur and the Registration District of Kanchipuram.

SCHEDULE - D

Property purchased by Mr. M. Srinivasan after Clubbing Item No. 1 and 2 of Schedule "B" & "C"

All that piece and parcel of land at Plot No 8 admeasuring 3529 Sq. ft., along with UDS 1014 Sq.ft., totally measuring 4543 Sq. ft., at ECR Kanathoor Reddykuppam Village, P. A. Road, Door No. (Old No. 805 New No. 1474/8 Thiruporur Block, Kanchipuram District **Owned by Mr.M Srinivasan**

Comprised in Old Survey No. 98/1 part, Re-Survey. No.98/70 part, as per Patta No. 2714 New Survey Number 98/71 A2.

Total extent bounded on the:

North by	: P.A. Road,
South by	: 24 Feet Common Passage of Eternia
East by	: Plot No. 7
West by	: Plot No 9 and

Ad measuring

Eastern Side	: 70 Feet 7 inches
Northern Side	: 50 Feet
Western Side	: 70 Feet 7 Inches
Southern Side	: 50 Feet

Within the Registration Sub District of Thiruporur and the Registration District of Chengalpattu.

SCHEDULE - E

Villa No. 8 consisting of Ground Floor, First floor and Second Floor measuring 5,500 Sq. ft., Super Plinth area (inclusive of Common areas and common shares in Club House, Swimming Pool, Servant Room, Security Room and Gym, **Owned by Mr.M Srinivasan.**

Please importantly note that any payment made after the issuance of Demand Notice the same will be reckoned with at the time of up gradation / closure of the loan account.

Yours faithfully,

AUTHORISED OFFICER
BANK OF INDIA

Place: Chennai

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