

TERMS AND CONDITIONS OF PUBLIC AUCTION

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 22-02-2024 UPTO 05.00 PM

Sale of immovable property/ies mortgaged to ORIX Leasing & Financial Services India Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of ORIX Leasing & Financial Services India Ltd. has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of ORIX Leasing & Financial Services India Ltd.'s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankeauctions.com/>). **The sale is scheduled on 23-02-2024 from 11:00 AM to 01:00 PM.**

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY	RESERVE PRICE (INR)
OUTSTANDING AMOUNT		EMD
DEMAND NOTICE DATE		BID INCREASE AMOUNT
<ul style="list-style-type: none">• M/S GENERATION SYSTEM• MOHAMED ALEEM• AYSHA PARVEEN	FLAT MEASURING 975 SQ. FT. BEARING NO.F-1 (AS PER PROPERTY RECORDS OLD NO 24/B9, NEW 82/19) IN FOURTH FLOOR OF THE BUILDING KNOWN AS "SAKTHY APARTMENTS", TOGETHER WITH AN UNDIVIDED 200 SQ. FT. SHARE IN THE LAND MEASURING 3847 SQ.FT., COMPRISED IN T.S NO. 51/3, BLOCK NO. 36, MAMBALAM VILLAGE, BEARING OLD DOOR NO. 131/1, THEREAFTER 24, PRESENTLY 82, EAST JONES ROAD AND BEARING OLD DOOR NO 36/1, NEW NO 12, SOODIAMMANPET STREET, MAMBALAM- 600015, AND LAND BOUNDED ON THE: EAST BY: DOOR NO. 25-EAST JONES ROAD WEST BY: DOOR NO. 23-EAST JONES ROAD NORTH BY: SOODIAMMANPET STREET SOUTH BY : EAST JONES ROAD	RESERVE PRICE - INR 55,00,000/- (RUPEES FIFTY FIVE LAC ONLY)
INR 1,07,19,851.83/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% - INR 5,50,000/- (RUPEES FIVE LAC FIFTY THOUSAND ONLY)
DEMAND NOTICE DATE: 11-03-2020		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)

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<ul style="list-style-type: none"> • SHAKILA J • M/S CHENNAI MASALA KITCHENS • LENIN FERNANDO 	LAND MEASURING 4224.75 SQ. FT., COMPRISED IN O.S.NO. 204, NEW SURVEY NO. 437/1, MEDAVAKKAM VILLAGE, BEARING NEW DOOR NO.4/627, OLD DOOR NO. 3/63 THIRUVEETHI AMMAN KOVIL STREET, SENTHAMIZH NAGAR, MEDAVAKAM, CHENNAI - 600 100, AND THE LAND BOUNDED ON THE : EAST BY: AMMAN KOVIL STREET WEST BY: THE PROPERTY OF BALARAMAN NAICKER AND MEGANATHAN NAICKER NORTH BY: IYENGA'S LAND SOUTH BY: THER PROPERTY OF SUBRAMANIAM	RESERVE PRICE - INR 2,54,00,000/- (RUPEES TWO CRORE FIFTY FOUR LAC ONLY)
INR 2,73,75,495.62/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 25,40,000/- (RUPEES TWENTY FIVE LAC FORTY THOUSAND ONLY)
DEMAND NOTICE DATE: 16-12-2019		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • RATHNA BAI G • M/S RAJ PRABHA ASSOCIATES • GOVINDARAJAN 	FLAT NO. A-2, (AS PER PROPERTY TAX RECORD NO. 5), IN THE SECOND FLOOR MEASURING 925 SQ. FT., TOGETHER WITH AN UNDIVIDED 363.96 SQ. FT. SHARE IN THE LAND MEASURING 1800 SQ. FT., COMPRISED IN T.S. NO. 5301, BLOCK NO. 120, THEYAGARAYA VILLAGE, BEARING OLD DOOR NO. 14, NEW NO. 33, NATHAMUNI STREET, T. NAGAR, CHENNAI- 600017, AND BOUNDED ON THE: NORTH: NATAHMUNI STREET IN T.S. NO. 5296 SOUTH: PROPERTY OF VENKATACHARI AND DURAISAMY IYENGAR (T.S. NO. 5314) EAST: DOOR NO. 30 (T.S. NO. 5301) WEST: DOOR NO. 31 PART BELONGING TO NEELAKANDAN (T.S. NO. 5301/2)	RESERVE PRICE - INR 91,00,000/- (RUPEES NINETY ONE LAC ONLY)
INR 1,26,45,242.14/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 9,10,000/- (RUPEES NINE LAC TEN THOUSAND ONLY)
DEMAND NOTICE DATE: 17-02-2023		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)
<ul style="list-style-type: none"> • J D DIAMONDS • JEEVANDASSE • JAYA JEEVANDASSE • SUNDHIRPAUL ENDLOORI 	FLAT NO. A-5 ON SECOND FLOOR, IN THE BUILDING KNOWN AS BED FORT APARTMENTS, MEASURING 1890 SQ. FT., TOGETHER WITH AN INDIVIDED 1087 SQ. FT. SHARE IN THE LAND MEASURING 18270 SQ. FT., CONSPRISED IN R.S. NO. 9/1 BLOCK NO. 1, SITUATED AT PURASAIWALKKAM VILLAGE, BEARING DOOR NO. 4/3A, NEW DOOR NO. 21, DR. ALAGAPPA ROAD, PURASAWALKAM, CHENNAI-84, AND BOUNDED ON: NORTH: DR. ALAGAPPA ROAD SOUTH: PAMMAL HOUSE EAST: LADY NAPIER VILLAGE BELONGING TO KVAIM RAMATHAN CHETTIAR FAMILY AND PROPERTY RETAINED BY M.C.T MUTIAH WEST: PLAM GROOVE BELONGING TO K.V.A.I.M RAMANATHAN CHETTIA AND BEB FORD HOUSE BELONGING TO M.C.T MUTIAH	RESERVE PRICE - INR 1,65,00,000/- (RUPEES ONE CRORE SIXTY FIVE LAC ONLY)
INR 2,89,50,966.73/- AS ON 30-11-2023		EARNEST MONEY DEPOSIT 10% INR 16,50,000/- (RUPEES SIXTEEN LAC FIFTY THOUSAND ONLY)
DEMAND NOTICE DATE: 20-02-2023		BID INCREMENT AMOUNT - INR 50,000/- (RUPEES FIFTY THOUSAND ONLY)

TERMS AND CONDITIONS OF PUBLIC AUCTION

TERMS & CONDITIONS:

The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property(ies) put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites on 13.02.2024.

The interested bidders shall submit their EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD” Payable at “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.”. Please note that the Cheques shall not be accepted as EMD amount.

After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc., without which the Bid is liable to be rejected.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Private Limited, Plot No. 68, 3rd Floor, Sector - 44, Gurugram Haryana Pin: 122003, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24, and Mr. Bhavik Pandya (Contact Details: + +91 88666 82937), Helpline E-mail Id: support@bankeauctions.com and for any property related query may contact Authorised Officer Mr. Senthilkumar Murugesan (Contact Details: +91-9578335773) during the working hours from Monday to Saturday.

Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.” shall be eligible for participating in the e-Auction process.

The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents on/ before 22-02-2024 by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-Auction Event on the Web Portal, (<https://www.bankeauctions.com/>) on/ before 22-02-2024, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. However the original demand draft of the EMD amount has to be mandatorily deposited/submitted with the Authorised Officer on or before 22-02-2024.

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During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Private Limited prior to the date of e-Auction. Neither the Authorised Officer/ Company nor M/s. C1 India Private Limited shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

The Authorized Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. C1 India Private Limited, <https://www.bankeauctions.com/> before submitting their bids and taking part in the e-Auction.

Special Instructions: Bidding in the last moment should be avoided. Neither the Company nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

DATE: _____2024

PLACE: CHENNAI

AUTHORISED OFFICER

ORIX LEASING & FINANCIAL SERVICES INDIA LTD.