



FEDBANK
FINANCIAL SERVICES LIMITED

FED BANK FINANCIAL SERVICES LIMITED
Having Corporate Office at Kanakia Wall Street, A-Wing, 5th Floor, Unit No.501,511,512, Andheri- Kuria Road, Chakala, Andheri, East Mumbai-Maharashtra-40093

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") & THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules"),
The undersigned being the Authorized Officer of Fedbank Financial Services Limited (Fedfina) under the Act and in exercise of the powers conferred under Section 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:-

Sl. No	Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description Of Secured Assets / Mortgage Property	Dt. of Demand Notice U/s. 13(2) & Total Ois.
1	1.Mrs.PRIYA K (Borrower)DOOR NO : 7, FLAT NO 2 CORAL NEST APARTMENT AVVAIYAR STREET , METHA NAGAR , AMINJAKARAI CHENNAI - 600029 2.Mr. KRISHNAMOORTHY M (Co-Borrower)DOOR NO : 7, FLAT NO 2 CORAL NEST APARTMENT AVVAIYAR STREET , METHA NAGAR , AMINJAKARAI CHENNAI - 600029	ALL PIECE AND PARCEL OF LAND AND BUILDING, COMPRISED IN R.S.NO.406/287, MEASURING WITH TO AN EXTENT OF 510 Sq.ft., SITUATED AT DOOR NO 15, 4 th STREET JAGANNATHA PURAM SETHUPET CHENNAI 600031, EGMORE VILLAGE, EGMORE NUNGAMBAKKAM TALUK CHENNAI DISTRICT AND BOUNDED ON THE NORTH BY : LANE LEADS TO JAGANATHAPURAM 4 th STREETSOUTH BY : R.S.NO 406/288 AND 406/289 EAST BY : PROPERTY BELONGS TO Mr. DHARMLINGAM WEST BY : HOUSE AND PLOT BELONGS TO MR RAMDOSS. MEASURING EAST TO WEST ON THE NORTHERN SIDE : 30 FEET EAST TO WEST ON THE SOUTHERN SIDE : 30 FEET NORTH TO SOUTH ON THE EASTERN SIDE : 16 FEET NORTH TO SOUTH ON THE WESTERN SIDE : 17 FEET SITUATED WITHIN THE SUB- REGISTRATION DISTRICT OF PERIYAMET AND IN THE REGISTRATION DISTRICT OF CENTRAL CHENNAI.	25/10/2023 Rs.27,68,674/- (Rupees Twenty Seven Lakhs Sixty Eight Thousand Six Hundred Seventy Four Only) as on 12.10.2023 NPA Date 04/10/2023

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Fedfina is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the Immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, Fedfina shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. Fedfina is also empowered to ATTACH AND / OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), Fedfina also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Fedfina. This remedy is in addition and independent of all the other remedies available to Fedfina under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of Fedfina and noncompliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

PLACE:CHENNAI
DATE:28/10/2023.

AUTHORIZED OFFICER,
FEDBANK FINANCIAL SERVICES LIMITED

L&T Finance Limited
Registered Office: 15th Floor, PS Srijan Tech Park Plot No. 52, Block DN, Sector V, Salt Lake City Kolkata 700 091, District 24-Parganas North.
CIN No.: U65910WB1993FLC060810
Branch office: Chennai



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 auctioning the following property on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS CONDITION"** by way of **"PUBLIC 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)	Possession taken	Earnest Money Deposit 10% or more of RP (In ₹)	Total Outstanding dues as on 25.10.2023	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Sampandam Manimozhi 2. Heart Care India Co. (Through Its Proprietor Sampandam Manimozhi)	Schedule-A All The Piece And Parcel Of The Property Address: - Land Bearing Door No. 63 (Old Door No.32) As Per Corporation Records New Door No. 63/5 & Old Door No. 32/5), Adanjan Mudali Street, Mandaveli, Chennai 600028, Comprised In CC No. 4817, O.S.No. 455, R.S. No. 4402, Block No. 97 Of Mylapore Village, Mylapore Triplicane Taluk, Now In Mylapore Taluk, Chennai District, Measuring An Extent Of On Ground And 850 Sq.feet (i.e 350 Sq.feet) Or Thereabouts, Having Its Linear Measurement: North To South On The Western Side : 25 Feet, North To South On The Eastern Side : 27 Feet, East To West On The Northern Side : 128 Feet, East To West On The Southern Side : 128 Feet Boundaries East House And Ground In R.S. No. 4311 West Adanjan Mudali Street In R.S. 4399 North House And Ground Bearing Old Door No. 31, R.S. No. 4403 South House And Ground Bearing Old Door No. 33, R.S. No. 4401 Situated Within The Registration District Of Chennai Central And Sub Registration District Of Mylapore.	H0102026 12190120 15 & H0102026 12190120 15L & H0102026 12190120 15T & H0102006 01201255 52 & H0102006 01201255 52L & H0106914 08200445 29	4th August, 2023	Rs. 13,29,264/-	Rs. 3,48,77,559.66/-	Rs. 1,32,92,640/-	10-11-2023	17-11-2023 at 11 am
1. Sampandam Manimozhi 2. Heart Care India Co. (Through Its Proprietor Sampandam Manimozhi)	Schedule-B 626 Sq. feet Undivided Share Out Of The A Schedule Land Together With Building In The Second Floor, Flat No. C-1 Of An Area Of 1374 Sq. feet, (Which Is Inclusive Of Proportionate Common Areas) Together With One Reserved Car Parking Area (Parking No. P-1), Flat Bearing Corporation Door No. 63/5, (32/5), C-1 Apartment Known As "The Opal".	H0102026 12190120 15 & H0102026 12190120 15L & H0102026 12190120 15T & H0102006 01201255 52 & H0102006 01201255 52L & H0106914 08200445 29	4th August, 2023	Rs. 5,92,920/-	Rs. 3,48,77,559.66/-	Rs. 59,29,200/-	10-11-2023	17-11-2023 at 1 pm
1. Sanjeevi J 2. Bhavani S 3. J S Catering (Through Its Proprietor Sanjeevi J)	Schedule-A All The Piece And Parcel Of The Property Address: - Vacant Land Being A House Site Formed And Known As "Kannika Castle" Ground Floor-3, On The Multi Storied Building Measuring About 977 Sq.ft., Build Up Area And Undivided 400 Sq.ft., Share Of Land And Flat Together With All Its Common Eastment Rights, Comprised Survey No(S). 80/5 - 6540 Sq.ft. Situated At No. 89, Veppampet Village Thiruvallur Taluk, Thiruvallur District Tamil Nadu 602001 Lies Within The Registration District Of Kanchipuram And Within The Sub-Registration District Of Thiruvallur. Item No. 1 Measuring 2450 Sq.ft Of Land Boundaries East Baskaran Plot, And West Vijayaraghavalu Naidu House North Baskaran Plot South Alaram Street Measuring On The : East 70 Feet West 70 Feet North 35 Feet South 35 Feet Item No. 2 Measuring 1079 Sq.ft Of Land Boundaries East Bakthavachalam Naidu Joint Property West S Gandhi Plot North Baskaran Plot South Alaram Street Measuring On The : East 70 Feet 0 Inches West 70 Feet 0 Inches North 18 Feet 0 Inches South 14 Feet 5 Inches Item No. 3 Measuring 3011 Sq.ft Of Land Boundaries East Bakthavachalam Naidu Joint Property West Vijayaraghavalu Naidu House & Land North Mr. Baskar Plot South Item No. 1 & Mr. Gandhi Land Measuring On The : East 55 Feet 0 Inches West 55 Feet 0 Inches North 54 Feet 5 Inches South 55 Feet 0 Inches	H0102027 02210806 39 & H0102027 02210806 39L	5th August, 2023	Rs. 2,12,790.60/-	Rs. 42,23,172.78/-	Rs. 21,27,906/-	10/11/2023	17/11/2023 at 11 am
1. Sampandam Manimozhi 2. Heart Care India Co. (Through Its Proprietor Sampandam Manimozhi)	Schedule-A All The Piece And Parcel Of The Property Address: - Land Bearing Door No. 63 (Old Door No.32) As Per Corporation Records New Door No. 63/5 & Old Door No. 32/5), Adanjan Mudali Street, Mandaveli, Chennai 600028, Comprised In CC No. 4817, O.S.No. 455, R.S. No. 4402, Block No. 97 Of Mylapore Division, Mylapore Triplicane Taluk, Chennai District, Measuring An Extent Of On Ground And 850 Sq.feet (i.e 350 Sq.feet) Or Thereabouts, Having Its Linear Measurement: North To South On The Western Side : 25 Feet, North To South On The Eastern Side : 27 Feet, East To West On The Northern Side : 128 Feet, East To West On The Southern Side : 128 Feet Boundaries East House And Ground In R.S. No. 4311 West Adanjan Mudali Street In R.S. 4399 North House And Ground Bearing Old Door No. 31, R.S. No. 4403 South House And Ground Bearing Old Door No. 33, R.S. No. 4401 Situated Within The Registration District Of Chennai Central And Sub Registration District Of Mylapore.	H0102026 12190120 15 & H0102026 12190120 15L & H0102026 12190120 15T & H0102006 01201255 52 & H0102006 01201255 52L & H0106914 08200445 29	4th August, 2023	Rs. 10,24,344/-	Rs. 3,48,77,559.66/-	Rs. 1,02,43,440/-	10-11-2023	17-11-2023 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-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 **16/11/2023.**
- 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 **17/11/2023** i.e., day of e-auction or on the next working day i.e., **18/11/2023**, 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 -Thiruvengadam R, Contact : 988404290, L & T Finance Ltd - Kgn Towers, 5th Floor, No.62, Ethiraj Salai, Egmore, Chennai - 600105, and Santosh Tiwari, contact No. 9920490126 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.

Sd/
Authorized Officer
For L&T FINANCE LIMITED

Date: 28.10.2023
Place: Chennai