

BY REGISTERED POST WITH AD

Ref : SHPL:09:2019

Date: 11.04.2019

To,

- (1) **M/s SANTHOSH HOSPITALS PRIVATE LIMITED,**
No. 1, 7th Avenue, Besant Nagar,
Chennai- 600090
- (2) **Dr. P. Mahalingam,**
No T 17 B, 6th Avenue
Besant Nagar, Chennai 600 090
- (3) **Dr. Santhosh Mahalingam,**
No T 17 B, 6th Avenue
Besant Nagar, Chennai 600 090
- (4) **Dr. Nargunam,**
No T 17 B, 6th Avenue
Besant Nagar, Chennai 600 090
- (5) **Dr. Sharmila Anand**
No T 17 B, 6th Avenue
Besant Nagar, Chennai 600 090

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Muthoot Fincorp Ltd have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to Muthoot Fincorp Ltd.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30 days from the date of this notice**, and reclaim the assets which have been possessed by the Muthoot Fincorp Ltd, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

Gist of the sale notice for ready reference is given hereunder

Name and Address of the Secured Creditor	Name and Address of the Borrower
Muthoot Fincorp Ltd, Muthoot Centre, PunnenRoad,Thiriuvanathapuram,695 001 Email: moses.wf@muthoot.com Phone No. 0471-4911647	<ol style="list-style-type: none"> 1. M/s SANTHOSH HOSPITALS PVT LTD, No. 1, 7thAvenue,Besant Nagar,Chennai- 600090 2. Dr. P. Mahalingam, No T 17 B, 6th Avenue Besant Nagar, Chennai 600 090 3. Dr. Santhosh Mahalingam, No T 17 B, 6th Avenue Besant Nagar, Chennai 600 090 4. Dr. Nargunam, No T 17 B, 6th Avenue Besant Nagar, Chennai 600 090 5. Dr. Sharmila Anand No T 17 B, 6th Avenue Besant Nagar, Chennai 600 090
Total liabilities	Date & Time of e- auction
As on March 31, 2019 Rs. 53,62,67,876/- (Rupees Fifty three crores sixty two lakhs sixty seven Thousand and Eight hundred seventy six only). The above liability is exclusive of Interest, penal charges and other charges and outgoings from 01.04.19.	29.05.2019 between 11.30 AM to 12:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	Portal of e- auction https://eauction.npasource.com/
	Last Date & Time for receipt of tender documents 28.05.2019 before 5.00pm
Address in which the tender document to be submitted	Muthoot Fincorp Ltd, Muthoot Centre, Punnen Road, Thiriuvanathapuram, 695034 Email: moses.wf@muthoot.com Phone No. 0471-4911647
Reserve Price	65,00,00,000 (Rupees Sixty five crore)
EMD & last date of deposit of EMD	Rs.6.50 cr (Rupees Six crore fifty Lakhs only) 27.05.2019 5.00 pm
Details of Property/ies:	<p>All that piece and parcel of land measuring 7 grounds and 963 sft and building thereon having 6 floors with total constructed area of about 47000 sq. ft situated in the sanctioned plan of South Madras Neighborhood Scheme, Commercial plot No 1,7th Avenue, Besant Nagar, Chennai 600090 comprised in S No 154 part, Thiruvanmiyur Village Mylapore Triplicane Taluk and bounded on the:</p> <p>North by : 80 feet Road South by : S No 158 part East by : Site for petrol Bunk West by : Private land</p> <p>Admeasuring on the North by : 185 feet South by : 127 feet East by : 100 feet West by : 137 feet</p> <p>Within the Sub- Registration district of South Chennai , Joint 1 and Registration District of South Chennai held in the name of Dr. P Mahalingam</p>

This is without prejudice to any other rights available to Muthoot Fincorp Limited under the subject Act/ or any other law in force.

Yours faithfully,

AUTHORISED OFFICER
MUTHOOT FINCORP LTD
ENCLOSURE – SALE NOTICE

E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider M/s Atishya Technologies Pvt Ltd through the **website** <https://eauction.npasource.com/>

- 1. Name and Address of the Secured Creditor:** Muthoot Fincorp Ltd, Muthoot Centre, Punnen Road, Thiruvananthapuram, 695 034
Email: moses.wf@muthoot.com
Phone No. 0471-4911647

2. Name and Address of the Borrower:

1. **M/s SANTHOSH HOSPITALS PVT LTD**, No. 1, 7th Avenue, Besant Nagar, Chennai- 600090
2. **Dr. P. Mahalingam**, No T 17 B, 6th Avenue, Besant Nagar, Chennai 600 090
3. **Dr. Santhosh Mahalingam**, No T 17 B, 6th Avenue, Besant Nagar, Chennai 600 090
4. **Dr. Nargunam**, No T 17 B, 6th Avenue, Besant Nagar, Chennai 600 090
5. **Dr. Sharmila Anand** No T 17 B, 6th Avenue Besant Nagar, Chennai 600 090

3. Total liabilities

As on March 31, 2019, Rs. **53,62,67,876/-** (Rupees Fifty three crores sixty two lakhs sixty seven Thousand and Eight hundred seventy six only). The above liability is exclusive of Interest, penal charges and other charges and outgoings from 01.04.19

- 4. Last Date & Time for receipt of tender documents** :28.05.2019 before 5.00pm

- 5. Address in which the tender document to be submitted:** Muthoot Fincorp Ltd,
Muthoot Centre,
Punnen Road
Thiruvananthapuram, 695034
Email: moses.wf@muthoot.com
Phone No. 0471-4911647

- 6. (a) Date & Time of e- auction:** Date:29.05. 2019 between 11.30 to 12:30 PM
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

- (b) Portal of e- auction:** <https://eauction.npasource.com/>

7. Details of Property/ies:

All that piece and parcel of land measuring 7 grounds and 963 sq.ft and building thereon having 6 floors with total constructed area of about 47000 sft situated in the sanctioned plan of South

Madras Neighborhood Scheme , Commercial plot No 1,7th Avenue, Besant Nagar, Chennai 600090 comprised in S No 154 part , Thiruvanmiyur Village Mylapore Triplicane Taluk and bounded on the:

North by : 80 feet Road
South by : S No 158 part
East by : Site for petrol Bunk
West by : Private land

And Admeasuring on the

North by : 185 feet
South by : 127 feet
East by : 100 feet
West by : 137 feet

within the Sub- Registration district of South Chennai , Joint 1 and Registration District of South Chennai, held in the name of Dr P Mahalingam

8. **Reserve Price:** Rs. 65,00,00,000 (One sixty five crore Only)

9. **EMD & last date of deposit of EMD: Rs.6.50 cr** (Rupees six crore and fifty lakhs only) 27.05.2019, 5.00 pm

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

- a. The property will be sold in "**as is where is and as is what is**" basis including encumbrances, if any. There is no encumbrance to the knowledge of Muthoot Fincorp Limited.
- b. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://eauction.npasource.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. Prospective bidders may avail on line training on e-auction from M/s Atishya Technologies Pvt Ltd, 509, Atma House, opp. Old RBI, Ashram Road, Ahmedabad 380006, Phone No.079 40052320 E mail: support@npasourcemail.com /atishya@npssource.com
- d. The property can be inspected, with Prior Appointment with Authorized Officer on or before 27. 05.2019
- e. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- f. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Muthoot Fincorp Ltd, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Muthoot Fincorp Ltd, A/c No 626205211563 with ICICI Bank Ltd at MG road, Thiruvananthapuram. IFSC Code ICIC0006262 on or before **27.05.2019 before 5.00 PM**

- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28.05.2019, to Muthoot Fincorp Ltd Thiruvananthapuram, by hand or by email.
- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - (2) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Muthoot Fincorp Limited at the time of making payment of balance amount of 25% of bid amount.
 - (3) Bidders Name. Contact No. Address, E Mail Id.
 - (4) Bidder's A/c details for online refund of EMD.
- h. The intending bidders should register their names at portal <https://eauction.npasource.com/> the website and get their User ID and password free of cost.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 25,00,000/- (Rupees Twenty five Lakh only). The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on/before 15th day from the date of confirmation of sale by the secured creditor or within such period extended at the discretion of Authorized Officer, as per SARFAESI Act. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- l. The purchaser shall bear all expenses related to Stamp Duties, Registration Charges, Transfer Charges all statutory dues payable to Government, taxes and rates and outgoings, both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only.
- m. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions in this notice of sale.
- n. This notice is also a notice to the above said borrowers under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002
- o. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Authorised Officer Muthoot Fincorp Ltd who as a facilitating center shall make necessary arrangements.
- q. This Sale Notice is published both in English and Tamil, being vernacular language. In case of any ambiguity on the terms and conditions contained in these notices the English version shall prevail and be binding.

- r. For further details **contact -W F Moses, Authorised Officer, Muthoot Fincorp Ltd Thiruvananthapuram (Ph.0471-4911647 e-mail moses.wf@muthoot.com**

Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Muthoot Fincorp Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Chennai
Date: 11.04.2019

**AUTHORISED OFFICER
MUTHOOT FINCORP LTD**