

BY REGISTERED POST WITH AD

Ref: TNB:08:2023

Date: 26.07.2023

To,

1. Sri T N Balachandran
Sri Lakshmi Hardwares,
185, Main Bazar, Ootty, 643 001
2. Sri T N Balakrishnan
Sri Lakshmi Hardwares,
185, Main Bazar, Ootty, 643 001
3. Sri T N Raman
Sri Lakshmi Hardwares,
185, Main Bazar, Ootty, 643 001
4. Sri T N Lakshamanan
Sri Lakshmi Hardwares,
185, Main Bazar, ootty 643 001
5. Smt H B Lakshmi,
W/o T L Nanjan
166, Dhavani Village and P O
Nilgris 643 007
6. Smt Guna
No. 5 A, Club Road
Near State Bank, Ootty 643 001
7. Smt B Priya
No 20, VPV Nagar
Cheran Colony
Coimbatore, 641034
8. Smt R Komala
No166, Dhavani village and PO
Nilgiris, 643 007

Sri T N Balachandran
22, Devidsyle Ootty, 643001

Sri T N Balakrishnan
25A, 4th street, VPV Nagar, Cheran colony
Coimbatore 641 034

Sri T N Raman
17, SBI Road, Near Ayyappan Temple
Ootty 643 001

Sri T N Lakshamanan
166, Dhavani Village and PO
Nilgiris, 643 007

9. Smt Aruna
39, State bank Colony
Near Hill Bunk, Ootty 643 001

10. Smt D Anitha
22, Devisdyle, Ootty 643 001

11. Smt K Malathi
17, SBI Colony, Near Ayyappan Temple
Ootty, 643 001

Dear Sir/Madam,

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.



Page 1 of 6



Scan & see

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

Names and Addresses of the Borrowers

Sri T N Balachandran Sri Lakshmi Hardwares, 185, Main Bazar Ootty, 643 001 and also at 22, Devidsyle Ootty, 643001	Smt H B Lakshmi, W/o T L Nanjan 166, Dhavani Village and P O Nilgris 643 007
Sri T N Balakrishnan Sri Lakshmi Hardwares, 185, Main Bazar Ootty, 643 001 and also at 25A, 4 th street, VPV Nagar, Cheran colony, Coimbatore 641 034	Smt Aruna 39, State bank Colony, Near Hill Bunk, Ootty 643 001
Sri T N Raman Sri Lakshmi Hardwares, 185, Main Bazar Ootty, 643 001 and also at 17, SBI Road, Near Ayyappan Temple, Ootty 643 001	Smt Guna No. 5 A, Club Road Near State Bank, Ootty 643 001
Sri T N Lakshamanan Sri Lakshmi Hardwares, 185, Main Bazar Ootty, 643 001 and also at 166, Dhavani Village and PO Nilgiris, 643 007	Smt D Anitha 22, Devisdyle, Ootty 643 001
	Smt B Priya No 20, VPV Nagar Cheran Colony, Coimbatore, 641034
	Smt K Malathi 17, SBI Colony Near Ayyappan Temple, Ootty, 643 001
	Smt R Komala No166, Dhavani village and PO Nilgiris, 643 007

Details of properties----- Commercial plots

<p>PART A (continuous and contiguous plots)</p> <p>All that piece and parcel of Land measuring 10 cents and Building thereon situated at old RS No 1971, new RS No 1971/2, door no 421/B1, B2, B3, B4 Lingadevi complex, Ettiness Road, Ootty, The Nilgiris District, Neelgiris -643001.</p> <p>i. Boundaries: To the extent of 5 cents :</p> <table border="1"> <tr> <td>East</td><td>Part of RS No 1971/2 of R Selvamani</td></tr> <tr> <td>West</td><td>Part of RS No 1971/2 of R Gunashekaran</td></tr> <tr> <td>North</td><td>Part of RS No 1970 of N Sanchiah</td></tr> <tr> <td>South</td><td>Eittinus Road</td></tr> </table> <p>ii. Boundaries: To the extent of 5 cents :</p> <table border="1"> <tr> <td>East</td><td>Part of RS No 1971/2 of R Gunasekharan</td></tr> <tr> <td>West</td><td>Part of RS No 1971/2 of N Sanchiah</td></tr> <tr> <td>North</td><td>Part of RS No 1970 of N Sanchiah</td></tr> </table>	East	Part of RS No 1971/2 of R Selvamani	West	Part of RS No 1971/2 of R Gunashekaran	North	Part of RS No 1970 of N Sanchiah	South	Eittinus Road	East	Part of RS No 1971/2 of R Gunasekharan	West	Part of RS No 1971/2 of N Sanchiah	North	Part of RS No 1970 of N Sanchiah	<p>PART B</p> <p>i. All that piece and parcel of 815 sft Land together with building there on bearing door No 51/E/10, 51/E/15 and 51/E/16 of ward No 10, Ootty, The Nilgiris District, Neelgiris -643001.</p> <p>Boundaries:</p> <table border="1"> <tr> <td>East</td><td>Part of RS No 1687/2B of U Rajendran (Common wall)</td></tr> <tr> <td>West</td><td>Part of RS No 1687/2B of B Venugopal and others (Common wall)</td></tr> <tr> <td>North</td><td>Part of RS No 1687/2B of S Aboosali and Others</td></tr> <tr> <td>South</td><td>12 feet private Road</td></tr> </table> <p>ii. 1/3 rd undivided share in Land of 723 sft in RS No 1687/2B</p> <p>Boundaries:</p> <table border="1"> <tr> <td>East</td><td>12 feet right of way</td></tr> <tr> <td>West</td><td>Ettiness Road</td></tr> </table>	East	Part of RS No 1687/2B of U Rajendran (Common wall)	West	Part of RS No 1687/2B of B Venugopal and others (Common wall)	North	Part of RS No 1687/2B of S Aboosali and Others	South	12 feet private Road	East	12 feet right of way	West	Ettiness Road
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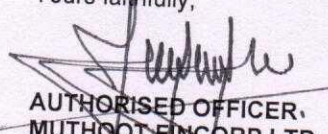


South	Eittinus Road	North	Part of RS No 1687/2B of vendor
In Nilgris Registration District , and Sub Registration Dist of Udhagamandalam. Joint Sub Registrar –I at Ooty.		South	12 feet right of way
		In Nilgris Registration District, and Sub Registration Dist of Udhagamandalam. Joint Sub Registrar –I at Ooty.	

Name and Address of the Secured Creditor	
Muthoot Fincorp Ltd, Muthoot Centre, Punnen Road, Thiruvananthapuram, 695 001 Email: moses.wf@muthoot.com, Phone No. 0471 4911647	
Total liabilities	
As on 29th February, 2020 Rs. 4,59,69,077 /- (Rupees four crore fifty nine lakhs sixty nine thousand seventy seven Only) The above liability is exclusive of Interest, default charges and other charges and outgoings from 01.03.2020	
Last Date & Time for receipt of tender documents	
30.08.2023 before 5.00pm	
Address in which the tender document to be submitted	
W F Moses, Muthoot Fincorp Ltd, Muthoot Centre Punnen Road, Thiruvananthapuram, 695001 ,E mail: moses.wf@muthoot.com Phone No. 0471 4911647	
Reserve Price	
PART A : Rs. 300 Lakhs (Rupees three hundred lakhs only)	
PART B Rs. 70 Lakhs (Rupees seventy lakhs only)	
Date & Time of e- auction	
31.08.2023 between 11.30 am to 12:30 p.m (With unlimited extension of 5 minutes duration each till the conclusion of the sale)	
EMD & last date of deposit of EMD	
PART A Rs. 30.00 Lakhs (Rupees thirty Lakhs only)	
PART B Rs 7.00 lakhs (Rupees seven Lakhs only) 30.08.2023 before 5.00 pm	
Portal of e- auction : https://auctionfocus.in	
Other terms and conditions : Please visit : https://auctionfocus.in	
Remarks	
This notice is issued in Tamil also. The English version shall be final in the event of any ambiguity/interpretation	

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

Yours faithfully,


AUTHORISED OFFICER,
MUTHOOT FINCORP LTD
ENCLOSURE – SALE NOTICE



SS
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 Auction Focus Pvt Ltd through the website <https://auctionfocus.in>

1. Name and Address of the Secured Creditor:

Muthoot Fincorp Ltd, Muthoot Centre,
Punnen Road, Thiruvananthapuram, 695 001
Email: moses.wf@muthoot.com
Phone No. 0471 4911647

2. Name and Address of the Borrowers:

Sri T N Balachandran Sri Lakshmi Hardwares, 185, Main Bazar Ooty, 643 001 and also at 22, Devidsdyale Ooty, 643001	Smt H B Lakshmi, W/o T L Nanjan 166, Dhavani Village and P O Nilgris 643 007
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Sri T N Raman Sri Lakshmi Hardwares, 185, Main Bazar Ooty, 643 001 and also at 17, SBI Road, Near Ayyappan Temple, Ooty 643 001	Smt Guna No. 5 A, Club Road Near State Bank, Ooty 643 001
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	Smt K Malathi 17, SBI Colony Near Ayyappan Temple, Ooty, 643 001
	Smt R Komala No 166, Dhavani village and PO Nilgris, 643 007

(1) 3. Total liabilities

As on 29th February, 2020 Rs. 4,59,69,077 /- (Rupees four crore fifty nine lakhs sixty nine thousand seventy seven Only) The above liability is exclusive of Interest, default charges and other charges and outgoings from 01.03.2020

4. Last Date & Time for receipt of tender documents

: 30.08.2023 before 5.00pm

5. Address in which the tender document to be submitted:

Muthoot Fincorp Ltd, Muthoot Center
Punnen Road,
Thiruvananthapuram, 695001
E mail: moses.wf@muthoot.com
Phone No. 0471 4911647

6. (a) Date & Time of e- auction:

Date: 31.08.2023 between 11.30am to 12:30 PM for each property separately
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)



(b) Portal of e- auction: <https://auctionfocus.in>

7. Details of Property/ies: Commercial Plots

<p>PART A (continuous and contiguous plots)</p> <p>All that piece and parcel of Land measuring 10 cents and Building thereon situated at old RS No 1971, new RS No 1971/2, door no 421/B1, B2, B3, B4 Lingadevi Complex, Ettiness Road, Ootti, The Nilgiris District, Nilgiris -643001.</p> <p>i. Boundaries: To the extent of 5 cents :</p> <table><tr><td>East</td><td>Part of RS No 1971/2 of R Selvamani</td></tr><tr><td>West</td><td>Part of RS No 1971/2 of R Gunasekharan</td></tr><tr><td>North</td><td>Part of RS No 1970 of N Sanchiah</td></tr><tr><td>South</td><td>Ettiness Road</td></tr></table> <p>ii. Boundaries: To the extent of 5 cents :</p> <table><tr><td>East</td><td>Part of RS No 1971/2 of R Gunasekharan</td></tr><tr><td>West</td><td>Part of RS No 1971/2 of N Sanchiah</td></tr><tr><td>North</td><td>Part of RS No 1970 of N Sanchiah</td></tr><tr><td>South</td><td>Ettiness Road</td></tr></table> <p>In Nilgiris Registration District, and Sub Registration Dist of Udhamandalam. Joint Sub Registrar -I at Ootti.</p>	East	Part of RS No 1971/2 of R Selvamani	West	Part of RS No 1971/2 of R Gunasekharan	North	Part of RS No 1970 of N Sanchiah	South	Ettiness Road	East	Part of RS No 1971/2 of R Gunasekharan	West	Part of RS No 1971/2 of N Sanchiah	North	Part of RS No 1970 of N Sanchiah	South	Ettiness Road	<p>PART B</p> <p>ii. All that piece and parcel of 815 sft Land together with building there on bearing door No 51/E/10, 51/E/15 and 51/E/16 of ward No 10, Ootti The Nilgiris District, Nilgiris - 643001.</p> <p>Boundaries:</p> <table><tr><td>East</td><td>Part of RS No 1687/2B of U Rajendran (Common wall)</td></tr><tr><td>West</td><td>Part of RS No 1687/2B of B Venugopal and others (Common wall)</td></tr><tr><td>North</td><td>Part of RS No 1687/2B of S Aboosali and Others</td></tr><tr><td>South</td><td>12 feet private Road</td></tr></table> <p>ii. 1/3 rd undivided share in Land of 723 sft in RS No 1687/2B</p> <p>Boundaries:</p> <table><tr><td>East</td><td>12 feet right of way</td></tr><tr><td>West</td><td>Ettiness Road</td></tr><tr><td>North</td><td>Part of RS No 1687/2B of vendor</td></tr><tr><td>South</td><td>12 feet right of way</td></tr></table> <p>In Nilgiris Registration District, and Sub Registration Dist of Udhamandalam. Joint Sub Registrar -I at Ootti.</p>	East	Part of RS No 1687/2B of U Rajendran (Common wall)	West	Part of RS No 1687/2B of B Venugopal and others (Common wall)	North	Part of RS No 1687/2B of S Aboosali and Others	South	12 feet private Road	East	12 feet right of way	West	Ettiness Road	North	Part of RS No 1687/2B of vendor	South	12 feet right of way
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8. Reserve Price : PART A Rs. 300 Lakhs (Rupees three hundred lakhs only)
PART B Rs. 70 Lakhs (Rupees seventy lakhs only)

9. EMD & last date of deposit of EMD: PART A Rs.30.00 Lakhs (Rupees thirty Lakhs only)
PART B Rs. 7.00 lakhs (Rupees seven lakhs only)

30.08.2023 before 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

- The property will be sold in "as is where is and as is what is" basis including encumbrances, if any.
- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://auctionfocus.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- Prospective bidders may avail on line training on e-auction from M/s Auction Focus Pvt Ltd, B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 Phone No 9016641848 and E mail: support@auctionfocus.in.
- The property can be inspected, with Prior Appointment with Authorized Officer on or before 29.08.2023
- The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- 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, Trivandrum. IFSC Code ICIC0006262 on or before 30.08.2023 before 5.00 PM separately for each property at Part A and B



g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 30.08.2023, to Muthoot Fincorp Ltd Trivandrum, by hand or by email., **separately for each property at Part A and B**

- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR Number.
- (2) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original 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. Prospective bidder may avail online training on E- auction from the service provider M/s Auction Focus Pvt Ltd, B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad – 380059 Phone No 9016641848 and E mail: support@auctionfocus.in.

j. 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.

k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 5,00,000 (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.

l. 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. 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.

m. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

o. 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.

p. This notice is also a notice to the above said borrowers under Rule 8(6) of the Security Interest (Enforcement) Rules , 2002

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

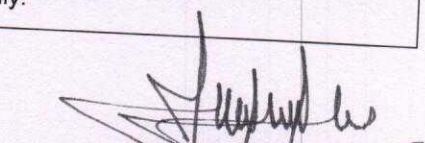
r. There are existing tenants in both the properties offered for sale

Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Muthoot Fincorp Ltd 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: Ootty
Date: 26.07.2023




AUTHORISED OFFICER
MUTHOOT FINCORP LTD