

**L&T Finance Limited**  
**Registered Office:** 15<sup>th</sup> Floor, PS Srijan Tech Park  
 Plot No. 52, Block DN, Sector V, Salt Lake City  
 Kolkata 700 091, District 24-Parganas North.  
**CIN No.:** U65910WB1993FLC06810  
**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 30.08.2023	Reserve Price (In ₹)	Date of Inspection	Date and Time of Auction
1. Sampandam Manimozhi 2. Heart Care India Co. (Through Its Proprietor Sampandam Manimozhi)	<b>Schedule-A</b> 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 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  <b>Boundaries</b> 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.  <b>Schedule-B</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. 14,76,960/-	Rs. 3,39,82,431.63/-	Rs. 1,47,69,600/-	06/10/2023	13/10/2023 at 11 am
1. Sampandam Manimozhi 2. Heart Care India Co. (Through Its Proprietor Sampandam Manimozhi)	<b>Schedule-A</b> 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 Mylapore Division, Mylapore Triplicane Taluk, Chennai District, Measuring An Extent Of On Ground And 850 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  <b>Boundaries</b> 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.  <b>Schedule-B</b> 282 Sq.feet Undivided Share Out Of The A Schedule Land Together With Building In The Second Floor, Flat No. C-2 Of An Area Of 620 Sq.feet, (which Is Inclusive Of Proportionate Common Areas) Together Without Car Parking Area Flat Bearing Corporation Door No. 63/6, (32/6), C-2 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. 6,58,800/-	Rs. 3,39,82,431.63/-	Rs. 65,88,000/-	06/10/2023	13/10/2023 at 1 pm
1. Sampandam Manimozhi 2. Heart Care India Co. (Through Its Proprietor Sampandam Manimozhi)	<b>Schedule-A</b> 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 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  <b>Boundaries</b> 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.  <b>Schedule-B</b> 480 Sq.feet Undivided Share Out Of The A Schedule Land Together With Building In The Second Floor, Flat No. C-3 Of An Area Of 1054 Sq.feet, (Which Is Inclusive Of Proportionate Common Areas) Together With One Reserved Car Parking Area (Parking No. P-4) Flat Bearing Corporation Door No. 63/7, (32/7), C-3 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. 11,38,160/-	Rs. 3,39,82,431.63/-	Rs. 1,13,81,600/-	06/10/2023	13/10/2023 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-auctiontger.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 **11/10/2023**.
- 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 **13/10/2023** i.e., day of e-auction or on the next working day i.e., **14/10/2023**, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed to 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-Selvamani Sundar, Contact: 9072820646, L & T Finance Ltd. - KGF 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 upon 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.

Date: 06.09.2023  
 Place: Chennai

Sd/-  
**Authorized Officer**  
 For L&T FINANCE LIMITED

**PRIME URBAN DEVELOPMENT INDIA LIMITED**  
 Registered Office: Door No. 164/18 Maruthachalapuram Main Road,  
 Opposite Ration Shop, 60 Feet Road, Tirupur 641 602.  
 CIN: L70200TZ1936PLC000001, Web: [www.ptonline.com](http://www.ptonline.com)  
 E-mail: [companysecretary@ptonline.com](mailto:companysecretary@ptonline.com)

**NOTICE OF 86th ANNUAL GENERAL MEETING, REMOTE E-VOTING INFORMATION AND BOOK CLOSURE**  
 Notice is hereby given that the 86th Annual General Meeting ("AGM") of Members of the Company will be held on Friday, September 29, 2023 at 11.00 a.m. through Video Conferencing (VC)/other audio visual means (OAVM) in compliance with the applicable provisions of the Companies Act, 2013 and the Rules made thereunder and the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 read with applicable circulars on the matter issued by the Ministry of corporate affairs and Securities and Exchange Board of India to transact the business set out in the Notice convening the said AGM.

The Notice of 86th AGM for the year ended March 31, 2023 containing the detailed process and manner of voting by electronic means together with the Annual Report have been sent electronically on the email addresses of the members registered with the Company or Registrar and Share Transfer Agent (RTA). The same have also been made available on the website of the Company at [www.ptonline.com](http://www.ptonline.com), BSE's website at [www.bseindia.com](http://www.bseindia.com) and CDSL's website at [www.evotingindia.com](http://www.evotingindia.com).

The Company is providing to its Members the facility of remote e-Voting before as well as during the AGM in respect of the business to be transacted at the AGM and for this purpose, the Company has appointed CDSL for facilitating voting through electronic means.

**All the Members are informed that:**

- The Remote E-voting shall commence from Tuesday, September 26, 2023 at 9.00 a.m. and ends on, Thursday, September 28, 2023 at 5.00 p.m.;
- The cut-off date for determining the eligibility to vote by electronic means is September 22, 2023;
- E-voting by electronic mode shall not be allowed beyond 5:00 p.m. IST on September 28, 2023;
- The manner of remote e-voting and voting at the AGM by members holding shares in dematerialised mode, physical mode and for members who have not registered their email IDs is provided in the Notice of AGM.
- A person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of remote e-voting as well as voting in the general meeting;
- Any person, who acquires shares of the Company and becomes member of the Company after dispatch of Notice of AGM and holding shares as of the cut-off date i.e. September 22, 2023, may obtain the User ID and password for Remote E-voting by sending request at [companysecretary@ptonline.com](mailto:companysecretary@ptonline.com). However, if a person is already registered with CDSL for the existing user ID and password can be used for casting vote;
- Members who have cast their vote by remote E-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again;
- In case of any query/grievance, members may refer to the Frequently Asked Questions (FAQs) for members and e-voting user manual for members available at [www.evotingindia.com](http://www.evotingindia.com);
- Any grievance connected with Remote E-voting may be addressed to Mr. Rakesh Dalvi, Sr. Manager, (CDSL) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call toll free no. 1800 22 55 33;
- Members are requested to register/update their e-mail address with the Depository Participant (in case of shares held in dematerialised form) or with the RTA of the Company (in case of shares held in physical form).

The Register of Members and Share Transfer Books of the Company will remain closed from Saturday, September 23, 2023 to Friday, September 29, 2023 (both days inclusive), inter-alia, for the purpose of the ensuing AGM.

**By Order of the Board of Directors**  
**For Prime Urban Development India Limited**  
 Sd/-  
**Darsh Shah**  
 Company Secretary and Compliance Officer  
 Mem. No. : A30508

**Place: Mumbai**  
**Date: September 05, 2023**

**THE TAMILNADU INDUSTRIAL INVESTMENT CORPORATION LIMITED**  
 (A Government of Tamilnadu Undertaking)  
 Branch Office: No.60/1B, Imperial Plaza, Nellikuppam Main Road,  
 Opp. to SIDCO Industrial Estate, Semmandalam, Cuddalore - 607 001.  
 Phone No.: 04142-225831, 291508, Email : [bmcuddalore@tiic.org](mailto:bmcuddalore@tiic.org)

**Sale Notice - E-Auction**  
 Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement) Rules 2002 under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

The undersigned intend to sell the following properties in "AS IS WHERE IS and WHAT IS WHERE IT IS" condition which are mortgaged to The Tamilnadu Industrial Investment Corporation Ltd., (TIIC) by the below mentioned borrower / mortgagor and taken possession by the undersigned under SARFAESI Act as the said borrower / mortgagor failed to repay the loans despite the Demand notice issued under the SARFAESI Act.

Name and address of the borrower	Amount due (Rs in Lakhs) (Interest charged upto 31.08.23)	Description of the immovable Property	Upset Price (Rs. in lakh)	EMD Amount (Rs.)
1. <b>M/s. Kurinji Digital Printers.,</b> represented by its proprietor Thiru. B. Purushothaman &	5.25	<b>Schedule (A): Collateral Security:</b> Land and building thereon at Natham S.No. 86/13, Old S.Nos. 16/2 & 101, (1350 sq.ft) Pillaiyar Koil street, Kuruvappanpettai Village, Kurinjipadi, Cuddalore District.)  <b>Building:</b> Ground Floor - RCC - 52.97 sq.mtr Thiru S. Bakthavachalam (Father of Thiru B. Purushothaman)	11.20	1,12,000
2. <b>M/s. Vetrivel CNC Wood Carving.,</b> represented by its proprietor Thiru. D. Vetrivel				
<b>Guarantors:</b> Thiru S. Bakthavachalam Thiru. B. Purushothaman and Thiru. D. Vetrivel				
<b>Amount Due:</b> <b>M/s. Kurinji Digital Printers.</b> (As per demand notice dt.06.01.2020) Rs. 2,60,422/- with further interest from 01.01.2020 together with costs, charges, etc.  <b>Present Amount Due:</b> Rs.5,25,021/- with further interest from 01.09.2023 together with costs, charges, etc.				
<b>Amount Due:</b> <b>M/s. Vetrivel CNC Wood Carving.,</b> (As per demand notice dt.06.01.2020) Rs. 4,37,730/- with further interest from 01.01.2020 together with costs, charges, etc.  <b>Present Amount Due:</b> Rs.3,20,670/- with further interest from 01.09.2023 together with costs, charges, etc.	3.21			

Date of inspection of property	Last date for submission of Bid form, KYC documents & payment of EMD	Date / Time of Auction
Date : <b>04.10.2023</b> Between <b>11.00 AM and 5.00 PM</b>	Date : <b>10.10.2023</b> Time : Before <b>4.00 PM</b>	Date : <b>12.10.2023</b> Time : <b>11.00 AM to 1.00 PM</b>
<ol style="list-style-type: none"> <li>Date of inspection of property is 04.10.2023 between 11:00 A.M. - 5:00 P.M. and the last date of submission of Earnest Money Deposit (EMD) shall be 10.10.2023 before 4.00 P.M.</li> <li>The sale / auction will be conducted on 12.10.2023 between 11.00 A.M. - 1.00 P.M. by the undersigned through e-Auction platform provided at the Web Portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>.</li> <li>Extension of time of the e-Auction from the last bid is 5 minutes each and the extension is unlimited times (if bid received in the last 5 minutes).</li> <li>Further interest will be charged as applicable, as per the loan agreement on the amount outstanding and incidental expenses, costs, etc is due and payable till its realization.</li> <li>The bid amount shall be more than upset price. Also, the incremental price should be Rs.5000/-.</li> <li>EMD shall be payable through DD in favour of the TIIC Ltd, payable at Cuddalore and shall be submitted at the concerned branch office. The interested bidders shall submit the EMD along with the bid participation form / KYC Documents etc at the branch before the date and time specified above.</li> <li>This may also be treated as notice under Sec. 8(6) of Security Interest (Enforcement) rules 2002 to the borrower/s and guarantor/s of the above said, also the holding of e-auction sale on the above mentioned date, if their outstanding dues are not paid in full within 30 days.</li> <li>The bidders are advised to go through the detailed terms and conditions of e-Auction available in the Web Portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> before submitting their bids and taking part in the e-Auction.</li> <li>The prospective qualified bidders may avail online training on e-auction from the service provider M/s C1 India Pvt Ltd prior to the date of e-auction and can contact the Service Provider <b>M/s. C1 India Pvt Ltd, Plot No. 301, Gulp Petrochemical Building, 1st floor, UdyogVihar Phase-2 Gurgaon, Haryana - 122015 India, Phone No.0124 - 4302000 / 4302010</b> and having Chennai Number 07418281709 and Email ID as <a href="mailto:tn@c1india.com">tn@c1india.com</a>. Neither the authorised officer / TIIC Ltd nor M/s C1 India Pvt Ltd 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.</li> <li>The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidders shall be refunded. EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid before 4:30 P.M on the same day after the conclusion of the e-Auction. The balance 75% of the sale price shall be paid on or before 15th day of sale confirmation or within such extended period as agreed upon in writing by and solely at the discretion of the TIIC Ltd. In case of default in payment by the successful bidder, the amount already deposited by the offerer shall be liable to be forfeited and the property shall be put to re-auction and the defaulting borrower / bidder shall have no claim / right in respect of the amount / property.</li> <li>The TIIC Ltd is not responsible for any liabilities upon the property which is not in the knowledge of the TIIC Ltd.</li> <li>Every bidder of the e-Auction shall submit the self attested copies of below mentioned KYC Documents            a) PAN Card            b) Address Proof            c) ID Proof            Original documents shall be produced for verification.            For further details kindly contact the Branch Manager, Cuddalore.</li> </ol>		
<b>Authorised Officer</b> <b>The TIIC Ltd., Cuddalore.</b> <b>DIPR/1017/Display/2023</b>		

CHENNAI/KOCHI