

L&T Finance Limited.

(Erstwhile, L&T Housing Finance Ltd has been Merged with L&T Finance Ltd under The Scheme of Amalgamation by way of merger by absorption and approved by NCLT, Mumbai & NCLT Kolkata w.e.f. Apr 12th 2021)

Registered office at: L & T Finance Limited, 15th Floor, 'PS SRIJAN Tech Park', Plot No 52, Block DN, Sector-V, P.S. Bidhannagar, District 24-Parganas (N). Salt Lake City, Kolkata – 700 091.

Branch: TIRUCHIRAPPALLI

PUBLIC E-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 E-auctioning the following property on “**AS IS WHERE IS BASIS**” and “**AS IS WHAT IS CONDITION**” by way of “**PUBLIC E-AUCTION**” for recovery of its dues and further interest, charges and costs etc.

<u>Name of Borrower and Co-Borrower</u>	<u>Secured Property Address</u>	<u>LAN NO</u>	<u>Physical Possession Taken</u>	<u>Earnest Money Deposit (10% or more of RP)</u>	<u>Total outstanding dues as on 16.09.2022</u>	<u>Reserve Price (in Rs)</u>	<u>Date of inspection</u>	<u>Date and Time of E-auction</u>
1. RAJU A R 2. RASI GRAPHICS (THROUGH ITS PROPRIETOR RAJU A R) 3. HEMADEVI M	Property Address- FLAT NO. F.F-02 ON THE FIRST FLOOR, HAVING A SUPER PLINTH AREA OF 950 SQ.FT. AND CAR PARKING SLOT IN THE STILT FLOOR IN THE MULTI – TENEMENTED BUILDING LAVANYA RESIDENCY CONSTRUCTED IN THE PROPERTY, TIRUCHIRAPPALLI DISTRICT, TIRUCHIRAPPALLI REGISTRATION DISTRICT, THIRUVERUMBUR SUB REGISTRATION DISTRICT, THIRUVERUMBUR TALUK, VENGUR, SURVEY NO. 175/8 AN EXTENT OF ACRE 2.87 CENTS, SURVEY NO 176/1, SUBDIVIDED AS Survey no. 176/1A an extent OF ACRE 3.46 CENTS IN THIS ACRE 0.11 CENTS TOTALLY AN EXTENT OF ACRE 2.98 CENTS OF LAND HAS BEEN DIVIDED INTO THE HOUSE PLOTS AND GOT APPROVED BY L.P.(T.T) NO. 127/81 WITHIN THIS	TRYHL17000065 & TRYHL17000071	26 TH May 2022	Rs. 1,64,160/-	Rs.26,77,661.86	Rs. 16,41,600/-	03/10/2022	07/10/2022

	<p>THE PLOT NO.4 AN EXTENT OF 2,400 SQ FT, EQUIVALENT TO 222.97 SQ.MT., 620013, OF VACANT SITE TOGETHER WITH ALL USUAL PATHWAY AND OZTHER EASEMENT RIGHTS IS SITUATED WITHIN THE FOLLOWING FOUR BOUNDARIES and bounded as well: EAST: SITE WEST: ROAD NORTH: SITE NO. 87 SOUTH: SITE NO. 85</p> <p>In the property described in the schedule A above, an undivided interest in land of 16.66% equivalent in value to 400sqft (37.16sq.mt) of undivided share of land in the property described in schedule A above.</p>							
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TERMS AND CONDITIONS OF PUBLIC E-AUCTION

1. 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-E-auction mode.
2. The public e-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.**
3. 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 **03/10/2022.**
4. 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 **07/10/2022** i.e., day of E-auction or on the next working day i.e., **08/10/2022**, which deposit will have to 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 - Mr. Prabhu Chandramohan – 96003 88625, Address: Sri Krishna Arcade No.60, First Floor, Thennur High Rd, Tiruchirappalli, Tamil Nadu 620018.**
5. At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poner the E-auction without assigning any reason thereof and without any prior notice.
6. 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.
7. 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.
8. 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.

9. 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**.

Place : TIRUCHIRAPPALLI
Date : 20/09/2022

Sd/-
Authorised Officer
L&T Finance Limited