

Regd. Office: 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai – 400 025
Authorized Officer's Email:-sarfaesi.csl@jmfl.com, T: +91 44 6629 9881, F: +912266303223
Website: jmfinancialcreditsolutions.in

Auction Sale Notice for Sale of Immovable Properties

[Refer proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002]

E-AUCTION NOTICE

E-Auction Sale Notice for Sale of Immovable properties under 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.

Notice is hereby given to the public in general and in particular to the Borrower/Mortgagor that the below described immovable property mortgaged/charged (hereinafter called the “**Mortgaged Property**”) to **JM Financial Credit Solutions Limited (the “Secured Creditor”)**, the physical possession of which was taken over by the Authorised Officer of the Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **29th March, 2021 from 2 p.m to 4 p.m** for recovery of **Rs.61,01,06,128/-** (Rupees Sixty One Crores One Lakh Six Thousand One Hundred and Twenty Eight Only) due to the Secured Creditor (JM Financial Credit Solutions Limited) **as on 19.02.2021**, plus interest at contractual rates till realization along with future cost and other expenses/charges thereon from **VIJAY SHANTHI BUILDERS LIMITED (CIN: L45201TN1992PLC021960)** having its registered office at No. 21, 1st Avenue, Indira Nagar, Adyar, Chennai, Tamil Nadu 600020, and also at Vijay Complex, No.3, Blackers Road, 4th Floor, Mount Road, Near Casino Theatre, Chennai - 600002, **Represented by its Director Mr.Chandan Kumar Jain (Borrower/Mortgagor)**.The detailed description of the Mortgaged Property, its Reserve Price and Earnest Money Deposit (“EMD”) shall be as follows:

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROJECT “I SKY VILLAS”: All that piece and parcel of the following 12 Apartments bearing Flat Nos. and built up area as specified in the table below:

“I” SKY VILLAS			
No.2/92, 93, Corporation Road, Seevaram Village, Perungudi, Chennai 600096			
Floor	FLAT	Flat Area / Total Built up Area	UDS
I	A	3330	1425.66
II	A	3330	1425.66
III	A	3330	1425.66
IV	A	3330	1425.66
V	A	3330	1425.66
VI	A	3330	1425.66
VII	A	3330	1425.66
VIII	A	3300	1412.81
IX	A	3330	1425.66
X	A	3300	1412.81
XI	A	3330	1425.66
XII	A	3300	1412.81
TOTAL		39870	17069.37
TOTAL LAND EXTENT - 18495 sq.ft			
TOTAL BUILT UP AREA - 39870 sq.ft			

Together with the undivided extent referred to above, comprised in the following lands

Item No.1: All that piece and parcel of the land measuring 11156 Sq. ft. (26 Cents) comprised in S.No.41/2B2 (S.No.41/2B2A as per Patta) in Seevaram Village, formerly Tambaram Taluk, presently Sholinganallur Taluk, being bounded on the; North by: Corporation Road, South by: S.No.41/2B/1B2 and S.No.41/2B2, East by: S.No.39/1B2, West by : S.No.41/2B1B1 and 41/2B3.

Item No.2: All that piece and parcel of the land measuring 7339 Sq. ft. (17 Cents) comprised in S.No.41/2B1B1 in Seevaram Village, formerly Tambaram Taluk, presently Sholinganallur Taluk, being bounded on the; North by : 41/2B3, South by : S.No.41/2B/1B2 & Part of III Street, East by: S. No. 41/2B2A & 41/2B/1B2, West by : S.No.41/2B/1A1 and 41/2B/1A2 situated within the Registration District of South Chennai and Registration Sub District of Neelankarai.

The Reserve Price for the above-mentioned Mortgaged Property is **Rs.21,25,00,000/-**.

The EMD for the above-mentioned Mortgaged Property is **Rs.2,12,50,000/-**

The Demand Notice u/s 13(2) of the SARFAESI Act issued on **11.07.2019**.
The Possession Notice u/s 13(4) of the SARFAESI Act issued on **24.08.2020**.

For detailed terms and conditions of the sale, please refer to the link provided under “**Assets For Sale**” on the Secured Creditor’s website i.e. www.jmfinancialcreditsolutions.in

Date : 22.02.2021**Place: Chennai****Authorised Officer****JM Financial Credit Solutions Limited**