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| RESERVE PRICE (IN RS.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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Eighteen Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                              |
| EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO IN FAVOR OF 'FEDBANK FINANCIAL SERVICES LIMITED'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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| BID INCREMENTAL AMOUNT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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D.No.103, Navins Presidium, B-Block, 5 th Floor, Nelson Manickam Road, Amanjikarai, Chennai – 600029                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                              |
| DATE AND TIME, FOR OPENING OF BIDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| INSPECTION OF PROPERTIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| LOAN DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Loan Account Nos. FEDCHNLP0479043 & FEDCHNLP0485457<br>M/s. Falcon Enterprises (Borrower), Mr. Buhary Fariz N (Co-Borrower);<br>Mrs. Noorjahan M (Co-Borrower); Mr.Noorulla B (Co-Borrower); Mrs. Mumtaj E (Co-Borrower)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                              |
| Total Liabilities with further interest and other charges                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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as on 04/09/2023 i.e. Rs.80,97,193/- in LAN FEDCHNLP0479043 & Rs. 3,55,037/-in LAN FEDCHNLP0485457                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                              |
| <b><u>S.No.2</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| Description of Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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Survey No 3119/2, T.S.No.3119/25, And 3119/27, Measuring With An 1676 Sq.Ft And Common Pathway Of Extent 514 Sq.Ft,Admeasuring With An Extent Of 2190 Sq.Ft, Situated At Door No 19, New As Per Corporation Tax Old Door No 25/4, New Door No 36/4, Flowers Road Kilpauk Chennai 600010,Purasaiwalkam Village Perambur- Purasaiwalkam Taluk Chennai District And Situated At Within The Registration District Of Chennai Central And Sub Registration District Of Purasaiwalkam.                                                                                                                                                                                                                                                                                                                                      |                                                                                              |
| RESERVE PRICE (IN RS.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO IN FAVOR OF 'FEDBANK FINANCIAL SERVICES LIMITED'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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| BID INCREMENTAL AMOUNT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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D.No.103, Navins Presidium, B-Block, 5th Floor, Nelson Manickam Road, Amanjikarai, Chennai –600029                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                              |
| DATE AND TIME, FOR OPENING OF BIDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| INSPECTION OF PROPERTIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| LOAN DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Loan Account Nos. FEDCHNLP0461523,FEDCHNLP0472329, FEDCHNLP0479993 & FEDCHNLP0488439 M/s. JOYCELL (Borrower), Mr. ALBERT PRAKASAM (Co-Borrower); Mrs. RANI (Co-Borrower)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                              |
| Total Liabilities with further interest and other charges                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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& Nineteen Only) as on 04/09/2023 i.e. Rs. 328,72,670/- in LAN FEDCHNLP0461523; Rs. 1,09,58,342/- in LAN FEDCHNLP0472329; Rs. 84,58,720/- in LAN FEDCHNLP0479993 & Rs. 30,53,787/- in LAN FEDCHNLP0488439                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                              |
| <b><u>S.No.3</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   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| Description of Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Property No. 1:</b> All that piece and parcel of land measuring 1656 Sq. Ft. together with building comprised in O.S. No. 6675, R.S. No. 732, C.C. No. 4505, bearing Old Door No. 59, New Door No. 156, Portuguese Church Street, George Town, Chennai 600001, situated at Muthiyalpet Village, Purasawalkkam Taluk, Chennai District and situated within Registration District of Chennai North and Sub Registration District of Sowkapet.<br><b>Property No. 2:</b> All that piece and parcel of land and building bearing Plot No. 60 part, measuring an extent of 4224 Sq. Fts., or thereabouts comprised in S. No. 764, Perumbur Village, Purasawalkkam Perumbur Taluk, Chennai District, situated at Vyasarpadi Co operative Industrial Estate, Erukancheri High Road, Chennai 600039, situated within Registration District of Chennai Central and in the Sub Registration District of Purasawalkkam. |                                                                                              |
| RESERVE PRICE (IN RS.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Rs. 2,80,89,900/- (Rupees Two Crore Eighty Lakhs Eighty Nine Thousand Nine Hundred Only)     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Rs. 4,41,93,600/- (Rupees Four Crore Forty One Lakhs Ninety Three Thousand Six Hundred Only) |
| EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO IN FAVOR OF 'FEDBANK FINANCIAL SERVICES LIMITED'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Rs. 28,08,990/- (Rupees Twenty Eight Lakhs Eight Thousand Nine Hundred & Ninety Only)        |
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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Rs. 44,19,360/- (Rupees Forty Four Lakhs Nineteen Thousand Three Hundred Sixty Only)         |
| BID INCREMENTAL AMOUNT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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D.No.103, Navins Presidium, B-Block, 5th Floor, Nelson Manickam Road, Amanjikarai, Chennai –600029                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                              |
| DATE AND TIME, FOR OPENING OF BIDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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| INSPECTION OF PROPERTIES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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| LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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| LOAN DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Loan Account Nos. FEDCHNLP0478687,FEDCHNLP0478689 & FEDCHNLP0485093<br>M/s. OLYMPIC WEDDING CARDS PRIVATE LIMITED (Borrower),<br>MR. FAIYAZ MOHAMMED (Co-Borrower);MRS. WAHITHA ABDUL SATAR (Co-Borrower)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                              |
| Total Liabilities with further interest and other charges                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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& Fifty Four Only) as on 04/09/2023 i.e. Rs. 2,72,04,653/- in LAN FEDCHNLP0478687; Rs. 2,32,10,633/- in LAN FEDCHNLP0478689 & Rs. 30,83,368/- in LAN FEDCHNLP0485093                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                              |
| <b>Important Terms &amp; Conditions of Sale:</b><br>(1)The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our e-Auction Service Provider, M/s. Inventon Solutions Pvt. Limited (Inventon) i.e. <a href="https://auctions.inventon.in">https://auctions.inventon.in</a> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;<br>(2)All the intending purchasers/ bidders are required to register their name in the Web Portal mentioned above as <a href="https://auctions.inventon.in">https://auctions.inventon.in</a> and generate their UserID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;<br>(3)For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. Inventon Solutions Pvt. Limited, through E-mail id: <a href="mailto:care@inventon.net">care@inventon.net</a> or <b>Authorised officer of Fedbank Financial Services Limited Mr. Aravindan M- 9360579992</b><br>(4)To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property / ies. However, the intending bidders may inspect the property and its documents as mentioned above on or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of properties/ies put on e-Auction and claims / right / dues / affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of FEDFINA. The property is being sold with all the existing and future encumbrances whether known or unknown to FEDBANK FINANCIAL SERVICES LIMITED. The Authorised officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues;<br>(5)The successful bidder shall deposit 25% of the bid amount (including 10% deposited before bid) immediately on the sale being knocked down in his favour. Payment to be made only in the form of Banker's Cheque/DD drawn in favour of 'FEDBANK FINANCIAL SERVICES LIMITED' payable at MUMBAI.<br>(6)The tenders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.<br>(7)The secured Asset(s) / property(ies) is / are offered for sale on "As is Where Is", "As is What is", "Whatever There is" And "No Recourse" Basis. The Fed fina does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property (ies) offered for sale or for any dues / charges including outstanding water/electricity charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, if any, in respect of the said immovable secured asset(s) /immovable property(ies).<br>(8)If the dues of the FEDFINA together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the FEDFINA are tendered by or on behalf of the borrower or guarantor(s) at any time before the date fixed for sale or transfer of the secured assets, the secured asset(s) /immovable property (ies) in question shall not be sold or transferred. The tenders will not be entitled to claim any interest on the amount already paid to the FEDFINA.<br>(9)For participating in the e-Auction, intending purchasers/bidders will have to submit/ upload in the Web Portal <a href="https://auctions.inventon.in">https://auctions.inventon.in</a> in the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'FEDBANK FINANCIAL SERVICES LIMITED' payable at Mumbai along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.The Borrower (s) / Mortgagee(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 8 (6) & 9 (1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within 30 days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower / guarantors / mortgagees pays the amount due to FEDFINA, in full before the date of sale, auction is liable to be stopped. -- For detailed terms |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                              |



