



By Speed Post/Email/WhatsApp

Notice under Rule 8(6) of Security Interest (Enforcement) Rules, 2002

Date: 05.01.2023

To,

1. **Vasan Medical Centre (India) Private Limited.**
No.70, Dr RadhakrishnanSalal,
Lanoor West Minsler, 4th Floor, Mylapore,
Chennai Tamilnadu-600004.

Also at:

Vasan Medical Centre (India) Private Limited.
No. 15A, Thillal Nagar Main Road,
Trichy-620018

2. **Mr. A.M. Arun (Deceased)**
S/o Shri Murugaiah,
No: 199, St.Mary's Road,
Alwarpet, Chennai-600018.

Also At:

Mr. A.M. Arun (Deceased)
Door No 198 (Old No 124), St.Mary's Road,
Alwarpet, Chennai-600018.

Also At:

Mr. A.M. Arun (Deceased)
Door No 37A, New Door No 52,
Kasturiranga Iyengar Road,(J J Road),
Alwarpet, Chennai-600018.

And Also at:

Mr. A.M. Arun (Deceased)



1A, Annamalai Nagar, Salai Road,
Thilainagar, Trichy - 620018.

3. Mrs. Meera Arun (Guarantors)
W/o Dr. A.M Arun,
No: 199, St.Mary's Road,
Alwarpet, Chennai-600018.

Also At:

Mrs. Meera Arun (Guarantors)
Door No 37A, New Door No 52,
Kasturiranga Iyengar Road,(J J Road),
Alwarpet, Chennai-600018.

Also At:

Mrs. Meera Arun (Guarantors)
1A, Annamalai Nagar, Salai Road,
Thilainagar, Trichy - 620018.

REF: LOAN ACCOUNT NOs. 80000107, 80000009 & 80000245

SUB: NOTICE OF 30 DAYS FOR SALE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 FOR SALE OF SECURED ASSETS situated at;

Property (1)

All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in R.S.No. 1575/5 Part at, Old Door No. 37A, New Door No 52, Kasturiranga Iyengar Road (J J Road), Teynampet, Chennai-600 018, within the Registration District of Chennai Central and Bounded on the-North by- J J Road, South by - Vishranthi Home's, West by - Mr. Daswani Property, East by - Mr. Gopalan Property. Within this four boundaries East to West on both sides 63.3/4 feet, North to South on Both Sides 83 Feet, totally an extent of 5312 Sq.ft of site together with ground floor and first floor RCC building and all amenities structures thereon with compound walls and usual pathway and easement rights including this sale deed. The above said property is situated at (J.J.Road), Kasturiranga Iyengar Road, within the limits of Teynampet, Mylapore Taluk, Chennai Central. (Joint I Sub registrar)

Aditya Birla Finance Ltd.
(A part of Aditya Birla Capital Ltd.)
Unit No.10 & 12, 6th & 4th Floor, Oval Venkat Narayan Road, T Nagar, Chennai - 600017.
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care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362 266
CIN: U65990GJ1991PLC064603



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

Property: (2)

All piece and Parcel of the Property Land & Building (House Property) bearing Door No 193 (Old No 124), St Mary's Road, Chennai 600 018 and comprised in R S No. 3925/4 & 3926/3 consisting of Land Measuring 3763 Sq Ft there about & building measuring 2804 situated within the registration district of Madras Central & Registration Sub District of Mylapore and bounded on the:- North by - Door No 191, St Mary's Road, Chennai 600 018, South by - Door No 195 St Mary's Road , Chennai 600 018, West by - Approach road from St Mary's Road Chennai 600 018, East by - Door No 189, St Mary's Road, Chennai 600 018, **MORTGAGED WITH ADITYA BIRLA FINANCE LIMITED.**

Sir/ Madam,

That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) on **30.09.2015** in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).

That thereafter, a demand notice dated **12.09.2016** U/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount within 60 days of the said notice and as such the secured creditor had taken **Physical Possession** of immovable properties on **27.10.2021** being **Property (1)** All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in R.S.No. 1575/5 Part at, Old Door No. 37A, New Door No 52, Kasturiranga Iyengar Road (J J Road), Teynampet, Chennai-600 018, within the Registration District of Chennai Central and Bounded on the-North by- J J Road, South by - Vishranthi Home's, West by - Mr. Daswani Property, East by - Mr. Gopalan Property. Within this four boundaries East to West on both sides 63.3/4 feet, North to South on Both Sides 83 Feet, totally an extent of 5312 Sq.ft of site together with ground floor and first floor RCC building and all amenities structures thereon with compound walls and usual pathway and easement rights including this sale deed. The above said property is situated at (J.J.Road), Kasturiranga Iyengar Road, within the limits of Teynampet, Mylapore Taluk, Chennai Central. (Joint I Sub registrar) . **Property: (2)** All piece and Parcel of the Property Land & Building (House Property) bearing Door No 193 (Old No 124), St Mary's Road, Chennai 600 018 and comprised in R S No. 3925/4 & 3926/3 consisting of Land Measuring 3763 Sq Ft there about & building measuring 2804 situated within the registration district of Madras Central & Registration Sub District of Mylapore and bounded on the:- North by - Door No 191, St Mary's Road, Chennai 600 018, South by - Door No 195 St Mary's Road , Chennai 600 018, West by - Approach road from St Mary's Road Chennai 600 018, East by - Door No 189, St Mary's Road, Chennai 600 018 in compliance of the provisions of the

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That thereafter, the authorized officer has obtained valuation of the secured assets from an approved valuers and in consultation with the secured creditor and has fixed the reserve price of the secured asset as mentioned below:

The reserve price and the earnest money deposit will be as follow:

<u>Description of the immovable properties</u>	Reserve Price	Earnest Money Deposit 10%
<p>Property (1)</p> <p>All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in R.S.No. 1575/5 Part at, Old Door No. 37A, New Door No 52, Kasturiranga Iyengar Road (J J Road), Teynampet, Chennai-600 018, within the Registration District of Chennai Central and Bounded on the-</p> <p>North by- J J Road South by - Vishranthi Home's West by - Mr. Daswani Property East by - Mr. Gopalan Property</p> <p>Within this four boundaries East to West on both sides 63.3/4 feet, North to South on Both Sides 83 Feet, totally an extent of 5312 Sq.ft of site together with ground floor and first floor RCC building and all amenities structures thereon with compound walls and usual pathway and easement rights including this sale deed.</p> <p>The above said property is situated at (J.J.Road), Kasturiranga Iyengar Road, within the limits of Teynampet, Mylapore Taluk, Chennai Central. (Joint I Sub registrar)</p>	<p>Rs.25,10,74,140/-</p>	<p>Rs.25,107,414/-</p>



<p>Property: 2</p> <p>All piece and Parcel of the Property Land & Building (House Property) bearing Door No 193 (Old No 124), St Mary's Road, Chennai 600 018 and comprised in R S No. 3925/4 & 3926/3 consisting of Land Measuring 3763 Sq Ft there about & building measuring 2804 situated within the registration district of Madras Central & Registration Sub District of Mylapore and bounded on the</p> <p>North by - Door No 191, St Mary's Road, Chennai 600 018</p> <p>South by - Door No 195 St Mary's Road , Chennai 600 018</p> <p>West by - Approach road from St Mary's Road Chennai 600 018</p> <p>East by - Door No 189, St Mary's Road, Chennai 600 018</p>	<p>Rs.11,79,61,315/-</p>	<p>Rs.11796131/-</p>
<p>Total</p>	<p>Rs. 36,90,35,455</p>	<p>Rs.36903545/-</p>

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That the secured creditor has decided that the secured asset may be put to sale by holding public auction through E-auction mode.

That this notice of 30 days for sale, at pre-sale stage, is being given to you the addresses in compliance of Rule 8(6) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured asset shall be put to sale, in whole, by holding public auction through e-auction mode on "As is where is", "As is what is", and "Whatever there is" after 30 clear days from this notice on 6th February, 2023.

That since the sale of secured asset will be effected by holding public auction through e-auction mode, the secured creditor shall cause a public notice in the form given in Appendix IV-A of Security Interest (Enforcement) Rules, 2002, which is being published in two leading newspapers including one in vernacular language having wide circulation.

That the attention of you the above-named addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

DETAILS OF AUCTION

The reserve price and the earnest money deposit will be as follow:

<u>Description of the immovable properties</u>	<u>Reserve Price</u>	<u>Earnest Money Deposit 10%</u>
<p>Property (1)</p> <p>All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in R.S.No. 1575/5 Part at, Old Door No. 37A, New Door No 52, Kasturiranga Iyengar Road (J J Road), Teynampet, Chennai-600 018, within the Registration District of Chennai Central and Bounded on the-</p> <p>North by- J J Road South by - Vishranthi Home's West by - Mr. Daswani Property East by - Mr. Gopalan Property</p> <p>Within this four boundaries East to West on both sides 63:3/4 feet, North to South on Both</p>	Rs.25,10,74,140/-	Rs.25,107,414/-

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Sides 83 Feet, totally an extent of 5312 Sq.ft of site together with ground floor and first floor RCC building and all amenities structures thereon with compound walls and usual pathway and easement rights including this sale deed.

The above said property is situated at (J.J.Road), Kasturiranga Iyengar Road, within the limits of Teynampet, Mylapore Taluk, Chennai Central. (Joint I Sub registrar)

Property: 2

All piece and Parcel of the Property Land & Building (House Property) bearing Door No 193 (Old No 124), St Mary's Road, Chennai 600 018 and comprised in R S No. 3925/4 & 3926/3 consisting of Land Measuring 3763 Sq Ft there about & building measuring 2804 situated within the registration district of Madras Central & Registration Sub District of Mylapore and bounded on the

Rs.11,79,61,315/-

Rs.11796131/-

North by - Door No 191, St Mary's Road, Chennai 600 018

South by - Door No 195 St Mary's Road , Chennai 600 018

West by - Approach road from St Mary's Road Chennai 600 018

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Total	Rs. 36,90,35,455	Rs. 36903545/-

Inspection Date	05.01.2023 to 03.02.2023 on all working days 11.00 Am to 3.00 Pm
Last date of Submission of bid	06.02.2023 before 10 A.M.
Date and time of Auction	06.02.2023 – 11.00 AM to 1.00 PM

Enclosure: Sale Notice

For Aditya Birla Finance Limited



**Authorized Officer
(9710917596)**



"APPENDIX- IV-A"

[See proviso to rule 8 (6)]

Sale notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) and Legal Representatives of Dr. A.M. Arun (Deceased) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited, Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **06th February, 2023** for recovery of **Rs.373856146/- (Thirty Seven Crores Thirty Eight Lakhs Fifty Six Thousand One Hundred And Forty Six Only)** as on **31st December, 2022** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from (i) Vasan Medical Centre (India) Private Limited- Loan A/c. No. 80000107 (Borrower) and Dr. A. M. Arun (Deceased) and Mrs. Meera Arun (Guarantors) (ii) Vasan Medical Centre (India) Private Limited – Loan A/c. No. 80000009 (Borrower) and Dr. A.M. Arun (Deceased) and Mrs. Meera Arun (Guarantors) (iii) Dr. A. M. Arun (Deceased) and Mrs. Meera Arun – Loan A/c. No. 80000245 (Borrowers)

The reserve price and the earnest money deposit will be as follow:

Description of the immovable properties	Reserve Price	Earnest Money Deposit 10%
Property (1) All that piece & parcel of the land & building admeasuring an extent of about 5312 Sq ft with built up area of 1575 Sq ft in	Rs.25,10,74,140/-	Rs.25,107,414/-



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**North by- J J Road
South by – Vishranthi Home’s
West by – Mr. Daswani Property
East by – Mr. Gopalan Property**

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<p>of Land Measuring 3763 Sq Ft there about & building measuring 2804 situated within the registration district of Madras Central & Registration Sub District of Mylapore and bounded on the</p> <p>North by – Door No 191, St Mary’s Road, Chennai 600 018</p> <p>South by – Door No 195 St Mary’s Road , Chennai 600 018</p> <p>West by – Approach road from St Mary’s Road Chennai 600 018</p> <p>East by – Door No 189, St Mary’s Road, Chennai 600 018</p>		
<p>Total</p>	<p>Rs. 36,90,35,455</p>	<p>Rs. 36903545/-</p>

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e. www.adityabirlafinance.com or <https://sarfaesi.auctiontiger.net>

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PROTECTING INVESTING FINANCING ADVISING

Date: 04.01.2023
Place: Chennai

for Aditya Birla Finance Limited



Authorized Officer