

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002**

**SALE OF IMMOVABLE PROPERTY MORTGAGED TO INCRED FINANCIAL SERVICES LIMITED UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (NO.54 OF 2002)**

Whereas, the Authorized Officer of InCred Financial Services Limited has taken possession of the following property pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS” for realization of lender’s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the authorized officer in exercise of power conferred under Section 13(4) of the said Act has taken possession over the property and proposes to realize the Lender’s dues by sale of the said property.

**DESCRIPTION OF IMMOVABLE PROPERTIES**

Name of Borrower/Co-borrower(s)/Guarantor(s)	Name of Owner of the Property	Description of Immovable Property	Date of Demand Notice. Outstanding Amount	Date of Possession	Details of Reserve Price
<p><b>1. Surbhi Educational Trust</b> 57/2, PRNP COMPLEX, KUMARAN THIRU NAGAR, SILUVATHUR ROAD, DINDIGUL – 624005.</p> <p><b>2. Balasubramanian Saravanan</b> RES NO 13 SANTHAI ROAD NAGALADIYANTHU NAGALNAGAR DINDIGUL TAMIL NADU 624003</p> <p><b>3. Palanisamy Jothi Murugan</b> RES NO 2 8 NA POLICE COLONY YMR PATTI DINDIGUL TAMIL NADU 624005</p> <p><b>Also at</b> RES NO 2, NARAYASAMY DOSS NAGAR, ROUND ROAD BALAKRISHNAPURAM DINDIGUL TAMIL NADU 624003.</p>	<p><b>SURBHI EDUCATIONAL AND CHARITABLE TRUST</b></p>	<p>All that piece and parcel of the property property bearing the land situated at Coimbatore District, Coimbatore Registration District, Pollachi Sub Registration District, Pollachi Taluk, 76/1 Jameenkottampatti village pulam patta pass book no. 240205, for patta no 666 in S.F. no. 205/3C2 Punja measuring 0.27.0 Hectares i.e. 67 cents land and The RCC Building is constructed upon the same having Ground Floor and First Floor Bearing Door no 3/634 and with all its amenities and 1/5 share in Tamarind Tree in S.F. No 205/1.</p>	<p>Total outstanding amount to Rs. 3,56,85,994 (Three Crore Fifty-Six Lakh Eighty Five Thousand Nine Hundred Ninety Four Only) bifurcated into Rs. 3,00,92,094/- (Rupees Three Crore Ninety-Two Thousand Ninety-Four Only) vide Demand Notice dated 21/06/2021 for Loan Account No. LNDEL21017-180024845 and Rs. 55,93,900/- (Fifty-Five Lakh Ninety-Three Thousand Nine Hundred Only) vide Demand Notice dated 10/11/2021 for Loan Account No. LNCHE31120-210901405</p>	<p>04<sup>th</sup> August 2022</p>	<p><b>INR 2,25,00,000/- (Rupees Two Crore Twenty-Five Lakh Only)</b></p> <hr/> <p><b>Earnest Money Deposit:</b></p> <hr/> <p><b>INR 22,50,000/- (Rupees Twenty-Two Lakh and Fifty Thousand Only)</b></p>

**TERMS & CONDITIONS OF THE SALE**

1) The Sale is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS” and the mode of sale would be offline through physical presence of interested parties.

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- 2) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending parties should make their own independent inquiries regarding the encumbrances, title of property| and claims/ rights/ dues/ affecting the property, prior to execution of sale agreement. The Sale advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
- 3) It shall be the responsibility of the intending parties to inspect and satisfy themselves about the asset and specification before submitting their Bid. The prospective purchasers will be permitted to inspect the property at the scheduled date and time as mentioned above.
- 4) The prospective purchaser has to deposit the earnest money deposit (EMD) as referred in notice by way of demand draft or pay order favouring “INCRED FINANCIAL SERVICES LIMITED” payable at Coimbatore on or before the agreed date. The amount of EMD paid by the prospective purchaser shall be adjusted towards the sale price. The intending purchaser is required to carry the copies of the following documents at the time of Auction viz. i) Copy of the Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc for verification purposes.
- 5) It shall solely be the responsibility of the purchaser to get the sale certificate registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale certificate issued in format prescribed under the SARFAESI Act & Rules thereto for the above referred Immovable Properties/Property shall be borne by the successful purchaser. The sale certificate must be registered at the earliest as per state Laws/Rules regarding transfer.
- 6) No persons other than the prospective purchaser themselves, or their duly Authorized representative shall be allowed to participate in the sale proceedings. However, the sale certificate shall be registered in favour of purchaser only in whose name application form has been submitted.
- 7) The borrowers/mortgagor are also hereby informed that they must take delivery of their personal house-hold belongings/articles lying inside the said mortgaged Properties/Property under the custody of InCred Financial Services Limited, if any within 15 days from the date of publication, with prior intimation to InCred Financial Services Limited failing which the InCred Financial Services Limited shall have no liability/responsibility to the same and will dispose of at the risk of borrowers/ mortgagor.

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**DATE: 09.04.2024**

**PLACE: Coimbatore**

**AUTHORISED OFFICER**

**INCRED FINANCIAL SERVICES LIMITED**

**(FORMERLY KNOWN AS KKR INDIA FINANCIAL SERVICES LIMITED)**

**FOR ANY QUERY/CONCERN WITH RESPECT TO THE SAID SALE, THE INTERESTED PERSON CAN CONTACT THE AUTHORISED OFFICER OF THE SECURED CREDTIOR WHOSE DETAILS ARE AS MENTIONED BELOW:**

**NAME - A K Gowrishankar**

**Contact No. & Email ID – 9345312542, [ak.gowrishankar@incred.com](mailto:ak.gowrishankar@incred.com)**