

**NOTICE OF SALE TO THE BORROWER UNDER RULE 8 & 9 OF THE SECURITY
INTEREST (ENFORCEMENT) RULES, 2002**

Ref. No: CARB:SN:2025-26:235

Date: 05.03.2026

To

Mr. Manjesh Kumar D S/o Dhanakoti (Borrower)
Address - 1,
Flat No.8068, Oslan Chlorophyll,
Porur Link Road,
Devi Parasakthi Nagar,
Chennai-600 116.

Address - 2
Flat No.C-301, Bluebell Block,
Core - C, Adinath Shantiniketan,
Mannivakkam, Chennai - 600 048.

Address - 3
Flat No.B-404, Cypress Block,
Core - B, Adinath Shantiniketan,
Mannivakkam, Chennai - 600 048.

**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
provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of BANK OF INDIA, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.03.2026, for recovery of (1) Star Home Loan (803875110000031) - Rs.44,26,254.00 + UCI w.e.f 30-06-2024 further interest thereon & (2) Star Home Loan (803875110000032) - Rs.44,10,383.00 + UCI w.e.f 30-06-2024 further interest thereon and cost and other charges due to BANK OF INDIA, Nungambakkam Branch from Mr. Manjesh Kumar D (Borrower).

Property - 1: The reserve price will be Rs. 40,00,000/- (Rupees Forty Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 4,00,000/- (Rupees Four Lakhs Only).

Property - 2: The reserve price will be Rs. 40,00,000/- (Rupees Forty Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 4,00,000/- (Rupees Four Lakhs Only).

Property details are as mentioned hereunder:

DESCRIPTION OF THE IMMOVABLE PROPERTY
PROPERTY - 1

A/C NO.803875110000031

All that piece and parcel land and building Flat No.C-301, in the 3rd floor, in "Blue Bell Block" with built up area of 863 Sq. ft, along with undivided share of land measuring 443 Sq.ft, out of total extent of land measuring an extent of 29643.55 Sq metres or 319083.81 Sq.ft, in the residential complex known as "Adinath Shanthinikethan" thereon. Comprised in Survey Nos.233/1, 233/2A Part, 233/2B Part, 234/1A and 283/1 Part inclusive of share in common areas and an exclusive one open Car Parking space, situated at Mannivakkam Village, Chengalpattu Taluk, Kancheepuram District, Owned by Mr.Manjesh Kumar D.

Boundaries:

North by : Property comprised in S No.297 part, 294, and the open space reservation land.

South by : Property comprised in S No.234/1B, 253/2 and O S R land,

East by : Road widening area comprised in 283/1 part and the existing Panchayat Road and OSR land.

West by : Property comprised in S No.227.



आस्ती वसूली शाखा : "स्टार हाउस", चौथी मंजिल, 30 (पु.17), एरबालु स्ट्रीट, चेन्नई-600 001.

Asset Recovery Branch : 'Star House', Fourth Floor, No. 30 (Old No.17), Errabalu Street, Chennai - 600 001.

फोन Phone : 044 - 66777456, 465, 557 ई-मेल E-mail : ARB.Chennai@bankofindia.co.in

Situated within the Registration District of Central South and the Sub-Registration District of Guduvanchery.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY - 2

A/C NO.803875110000032

All that piece and parcel land and building **Flat No.B-404, in the 4th floor**, in "Cypress Block" with built up area of 878 Sq. ft, along with undivided share of land measuring 451 Sq.ft, out of total extent of land measuring an extent of 29643.55 Sq. metres or 319083.81 Sq.ft, in the residential complex known as "**Adinath Shanthinikethan**" thereon. Comprised in Survey Nos.233/1, 233/2A Part, 233/2B Part, 234/1A and 283/1 Part inclusive of share in common areas and an exclusive one open Car Parking space, situated at Mannivakkam Village, Chengalpattu Taluk, Kancheepuram District, **Owned by Mr.Manjesh Kumar D.**

Boundaries:

North by : Property comprised in S No.297 part, 294, and the open space reservation land.
South by : Property comprised in S No.234/1B, 253/2 and O S R land,
East by : Road widening area comprised in 283/1 part and the existing Panchayat Road and OSR land.
West by : Property comprised in S No.227.

Situated within the Registration District of Central South and the Sub-Registration District of Guduvanchery.

To the best knowledge and information available with the Authorised Officer, there is no encumbrance on the property referred above. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property and to inspect & satisfy them.

The auction will be online E-Auction Sale/Bidding and shall be done only through "Online Electronic Bidding" process through the website <https://BAANKNET.COM> for detailed terms and conditions of the sale, please refer to the link provided in <https://www.bankofindia.co.in/tenders>

Date & Time of E-auction: **25.03.2025 between 11am-5pm** (with unlimited extension of 10 minutes if bidding continues till sale is concluded).




Chief Manager & Authorised Officer
Chennai Zone