

APPENDIX – IV-A

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

E-AUCTION SALE NOTICE
SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the proviso 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), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold by way of E-Auction for recovery of the dues payable to the Secured Creditor.

The property will be sold on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS” basis.

1. Mr. Pirapu M,
S/o. Murugan
No 5/280 K Agraharam,
Thiruvanapatti Po Ichambadi Dharmapuri,
Near By Govt. Middle School, Dharmapuri,
Dharmapuri Tamil Nadu - 635202
2. Mrs. Deepika W/o. Pirapu
No 5/280 K Agraharam, Thiruvanapatti Po
Ichambadi Dharmapuri, Near By Govt. Middle School,
Dharmapuri, Dharmapuri Tamil Nadu - 635202

Loan Account No. '1000651003000032

The Demand Notice Under Section 13(2) was issued on 08.12.2025. The amount was Rs.15,85,010.77/- (Rupees Fifteen Lakhs Eighty Five Thousand Ten and Seventy Seven Paise) as on 20.11.2025.



CIN No: U65990TN2017PTC117720 ♦ GSTIN : 33AAGCV0226J1ZJ

Corporate Office : SAI SADHAN , 1LW - First Floor, No: 125, Parthasarathy Kovil Street, SIDCO Industrial Estate, Guindy, Chennai, Tamil Nadu - 600032.

Regd. Office : NO,33 (Old 14), 48th, 9th Avenue, Ashok Nagar, Chennai - 600 083.

The Secured Creditor subsequently took possession of the secured asset under Section 13(4) read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 16-02-2026. The possession notices recorded dues of **Rs.16,35,916/- (Rupees Sixteen Lakh Thirty Five Thousand Nine Hundred and Sixteen Only) as on 31.01.2026**, together with further interest, costs, charges and expenses.

DESCRIPTION OF THE IMMOVABLE PROPERTY

In Dharmapuri District, Dharmapuri Registration District, Morappur Sub Registration District, Karimangaram Taluk, K.Agraharam Village, Sy.No.50/2C, Dry.Ext.Hec.0.20.00, Asst Rs.0.28 out of this land measuring an extent of Dry.Ext.Ac.0.05 Cents of land bounded as follows :

North : Land belongs to Mr.Thirupathi in Sy.No.50/2B

South : Land belongs to Mr.BalaAyyar in Sy.No.50/2D

East : 12 feet wide Tar Road

West : Land belongs to Mr.Thirupathi in Sy.No.50/2C

Totally measuring an extent of Dry.Ext.Hec.0.02.0 or Dry.Ext.Ac.0.05 Cents of land with RCC Building Proposed to be Constructed thereon along with common Way and all easement Rights.

VALUATION / SALE PARTICULARS

As per the approved valuation report dated 07.08.2026:

Market Value	: Rs.25,73,000/-
Distress Sale Value	: Rs. 20,58,160/-
Net Realizable Value	: Rs.23,15,430/-
Reserve Price	: Rs. 23,15,430/-
Earnest Money Deposit (EMD):	Rs.2,31,543/-

The EMD shall be deposited through the mode specified in the detailed terms and conditions of the e-auction.



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Last Date of EMD : 26-10-2026 Till 5:00 PM
Bid Increment : Rs. 15,000
Date of E-Auction : 27-10-2026
Time of E-Auction : 11:00 AM - 3:00 PM
E-Auction Service Provider : C1 India Pvt. Ltd.
E-Auction Website : <https://www.bankeauctions.com>

DATE AND TIME OF PROPERTY INSPECTION: 24-10-2026, 12:00 PM TO 2:00PM

Prospective bidders may inspect the property by contacting,

Authorized Officer: Vinothkumar Punniyakotti – 9940092990, Velu.G – 9488628053.

OUTSTANDING DUES

As on **19-09-2026**, a sum of **Rs.18,54,706.66/-** is due and payable to the Secured Creditor, together with further interest, costs, charges and expenses accruing thereafter until realization.

TERMS AND CONDITIONS OF SALE

1. The property shall be sold on “AS IS WHERE IS”, “AS IS WHAT IS” and “WHATEVER THERE IS” basis.
2. The prospective purchaser/bidder shall independently verify the title, extent, measurements, boundaries, encumbrances, statutory dues, taxes, approvals, possession and physical condition of the property before participating in the auction.
3. The sale is subject to confirmation by the Secured Creditor in accordance with the SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002.
4. The successful bidder shall comply with the payment requirements prescribed under Rule 9 of the Security Interest (Enforcement) Rules, 2002 and the detailed terms and conditions of the e-auction.
5. The purchaser shall bear applicable stamp duty, registration charges, taxes and other statutory charges, as applicable.
6. The Authorised Officer reserves the right to postpone, cancel or modify the auction in accordance with law and the applicable terms and conditions of sale.



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7. The prospective bidders are advised to inspect the property and satisfy themselves regarding the property, title, possession, extent, boundaries and other relevant particulars before submitting their bids.

8. Detailed terms and conditions of the e-auction shall be available on the e-auction portal/website specified in this notice.

RIGHT OF REDEMPTION

The attention of the Borrower(s)/Mortgagor(s)/Guarantor(s) is invited to the provisions of Section 13(8) of the SARFAESI Act, 2002 regarding the right available to redeem the secured asset in accordance with law before the relevant stage of sale.

NOTICE TO BORROWER

The Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) are hereby given thirty (30) days' notice of the proposed sale of the secured immovable property under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Place: Chennai

For Varashakti Housing Finance Pvt Ltd

Date: 22-09-2026



AUTHORISED OFFICER