THE TAMILNADU INDUSTRIAL INVESTMENT CORPORATION LIMITED

(A Government of Tamilnadu Undertaking)
Ambattur Branch: No.86 C&D, 2nd Main Road,
Ambattur Industrial Estate, Chennai - 600 058. Phone: 044 - 26257664, 26248644
Mail: bmtiruvallur@tiic.org Web: www.tiic.org

The Growth Catalyst

POSSESSION NOTICE

RULE 8 (1) of SARFAESI ACT, 2002 (for immovable property)

Whereas the undersigned being the Authorized Officer of the Tamilnadu Industrial Investment Corporation Limited, (TIIC) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 13.08.2026 calling upon the borrower(s) **M/s.V.L.R Industries, Represented by its Proprietor Thiru.M.Venkatraman,** office and Unit-I at Plot No:65, South Mada Street, Padi, Chennai- 600 050, Unit-II at Plot No.4, First Floor, Arjuna Nagar Extention, Thirumullaivoyal, Chennai-600 062 and Unit-III at Plot No.29/2A, Shop No.2, Vellalar Street, Ayanambakkam, Chennai- 600 095 to repay the amount mentioned in the notice being **Rs.1,79,49,062/- (Rupees One Crore Seventy Nine Lakhs Forty Nine Thousand and Sixty Two only)** together with further interest from **01.08.2026** within 60 days from the date of receipt of the said notice.

The borrower(s) / Guarantors having failed to repay the amount, notice is hereby given to the borrower(s) / Guarantors, and the public in general that the undersigned has taken **Symbolic (constructive) possession** of the property described herein below "as is where is" condition in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with rule 8 and 9 of the Security Interest Enforcement Rules, 2002 on this the **12th day of November 2026**.

The borrower / Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of The Tamilnadu Industrial Investment Corporation Limited, (TIIC) for an amount **Rs.1,79,49,062/- (Rupees One Crore Seventy Nine Lakhs Forty Nine Thousand and Sixty Two only)** and together with further interest from 01.08.2026.

The borrower(s) / Guarantors attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Mortgaged assets:

I. Collateral Property-Land and Building

All that piece and parcel of land measuring 4,644 Sq.ft bearing Plot No.4, Situated in Arjuna Nagar Extention layout, comprised in New S.No.505/1A, and in Ward-D, Block -98, and T.S.No.47/3, 47/4, of Thirumullaivoyal Village, Ambattur Taluk, Avadi Town limit, Thiruvallur District and **bounded on the North by:** Plot No.5; **South by:** Plot No.3; **East by:** Vacant Land; **West by:** 24 Feet wide Road; **Measuring:** East to West on the Northern side: 111 Feet; On the southern side: 105 Feet; North to South on the Eastern side: 40 Feet; On the Western side : 46 Feet.

Within this land admeasuring 4,644 Sq.ft and it is now comprised in Manaivari patta No.37, Comprised in Ward-D, Block-98, and New T.S.No.47/2 & 47/4, (430 Sq.Mtr) together with RCC and AC Sheet building and situated within the sub-Registration District Ambattur and Registration district of Chennai North, owned by Thiru.M.Venkatraman.

Hypothecated Assets:

Plant and Machinery

S.No.	Description	Machinery Located at
1	Modi Lathe 5.5 ft-1 No	**Unit-I :** Plot No.65, South Mada Street, Padi, Chennai - 600 050.
2	Resq 20 KW Stabilizer -2 Nos	
3	Toshiba 100 Ton Injection Moulding Machine - 1 No	**Unit -II** Plot No.4, Ist Floor, Arjuna Nagar Extention, Thirumullaivoyal, Chennai - 62.
4	Resq 120 KW stabiliser - 2 Nos	
5	Sweet box bottom mould 2 cavity - 1 No	
6	Sweet box lid mould 2 cavity - 1 No	
7	Tumbler Mould 4 cavity- 1No	
8	Biriyani Bottom Mould 2 cavity- 1 No	
9	Sumitomo 180 Ton Injection Moulding Machine - 2 Nos	**Unit-III** Plot No.29/2A, Shop No.2, Vellalar Street, Ayanambakkam, Chennai - 600 095.
10	Star Seiki Robot - 2 Nos	
11	Tumbler Mould 4 cavity -1No	
12	Biriyani Lid Mould 2 Cavity 1 No	

And all other tools, spares, installation, accessories, equipments, electrical, furniture fittings.

Date : 12.11.2026 DIPR/972/Display/2026

Authorized Officer of TIIC
Ambattur Branch.

THE TAMILNADU INDUSTRIAL INVESTMENT CORPORATION LIMITED

(A Government of Tamilnadu Undertaking)
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The borrower(s) / Guarantors having failed to repay the amount, notice is hereby given to the borrower(s) / Guarantors, and the public in general that the undersigned has taken **Symbolic (constructive) possession** of the property described herein below "as is where is" condition in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with rule 8 & 9 of the Security Interest Enforcement Rules, 2002 on this the **12th day of November 2026.**

The borrower(s) / Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of The Tamilnadu Industrial Investment Corporation Limited, (TIIC) for an amount **Rs.86,40,463/- (Rupees Eighty Six Lakhs Forty Thousand Four Hundred and Sixty Three only)** together with further interest from 01.08.2026.

The borrower(s) / Guarantors attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Mortgaged assets:

Collateral Property-Land and Building

All that piece and parcel of land measuring 4644 Sq.ft bearing Plot No.4, Situated in Arjuna Nagar Extention layout, comprised in New S.No.505/1A, and in Ward-D, Block -98, and T.S.No.47/3, 47/4, of Thirumullaivoyal Village, Ambattur Taluk, Avadi Town limit, Thiruvallur District and **bounded on the** North by: Plot No.5; South by: Plot No.3; East by : Vacant Land; West by : 24 Feet wide Road. **Measuring:** East to West on the Northern side : 111 Feet; on the southern side : 105 Feet; North to South on the Eastern side : 40 Feet; On the Western side : 46 Feet.

Within this land admeasuring 4644 Sq.ft and it is now comprised in Manaivari patta No.37, Comprised in Ward-D, Block -98, and New T.S.No.47/2 & 47/4, (430 Sq.Mtr) together with RCC and AC Sheet building and situated within the sub-Registration District Ambattur and Registration district of Chennai North, owned by Thiru.M.Venkatraman.

Hypothecated Assets: Plant and Machinery

Sl.No	Description
1	JH Welltec make SE-II 160T injection moulding machine - 1 No
2	JH Welltec make SE-II 190T injection moulding machine - 1 No
3	JH Welltec make SE-II 260T injection moulding machine - 1 No
4	10 HP air compressor - 1 No
5	10TR chiller unit - 1 No
6	2 Cavity hot runner mould for V003250SQ - 1 No
7	2 Cavity hot runner mould for V004250SL - 1 No
8	6 Zone Hut runner temperature controller - 1 No
9	4 Zone Hut runner temperature controller - 1 No
10	Single Cavity Hot runner mould for V005500SQ - 1 No
11	Single Cavity Hot runner mould for V006500L - 1 No
12	4 Zone Hut runner temperature controller - 1 No
13	2 Cavity hot runner mould for V009250RC - 1 No
14	2 Cavity hot runner mould for V010250RL - 1 No
15	2 Cavity hot runner mould for V001500R - 1 No
16	2 Cavity hot runner mould for V002250T - 1 No
17	6 Zone Hut runner temperature controller - 1 No
18	Single Cavity Hot runner mould for V007750BC - 1 No
19	Single Cavity Hot runner mould for V008750BL - 1 No
20	6 Zone Hut runner temperature controller - 1 No
21	High Speed - SE II - Series 160T - JH Well-Tech Three platen Injection Moulding Machine - 1 No
22	High Speed - SE II - Series 190T - JH Well-Tech Three platen Injection Moulding Machine - 1 No
23	High Speed - SE II - Series 260T - JH Well-Tech Three platen Injection Moulding Machine - 2 Nos.
24	Freeze Tech Chiller FCAP 1100 DX - IC - 1 No.
25	80 ml Container Bottom Mould 4 cavity - 1 No 750 ml Round container Mould 2 cavity - 1 No 1000 ml Round Container Mould 1 cavity - 1 No Round Lid – 750/1000 ml (Common) Mould 2 cavity - 1 No 750 gm Biriyani Container Mould (Rectangular) 2 cavity - 1 No 750 gm Biriyani Lid Mould (Rectangular) 2 cavity - 1 No 250 ml /500 ml Common Lid Mould 4 cavity - 1 No 100 ml Container Bottom Mould 4 cavity - 1 No. And all other tools, spares, installation, accessories, equipments electrical, furniture fittings etc.

Date : 12.11.2026 DIPR/973/Display/2026

Authorized Officer of TIIC
Ambattur Branch.

நாகோஜனஅள்ளி இரண்டாம்நிலை பேரூராட்சி

கிருஷ்ணகிரி மாவட்டம்

ந.க.எண்.279/2026/அ1 ஒப்பந்தப்புள்ளி அறிவிப்பு நாள்.11.11.2026

கிருஷ்ணகிரி மாவட்டம், நாகோஜனஅள்ளி பேரூராட்சியில் 2026–2027 ஆம் ஆண்டு முதலமைச்சர் ஒருங்கிணைந்த நகர்ப்புர மேம்பாட்டு இயக்கத்தின்கீழ் பணியின் பெயர் – வார்டு எண்.5 திம்மிசெட்டி தெரு முதல் குறுக்கு தெரு, வார்டு எண்.7 முனியன் தெரு, வார்டு எண்.8 என்.தட்டக்கல் அம்பேத்கார் தெரு, வார்டு எண் 8 மளுவராயன் தெரு, வார்டு எண் 7 கோவிந்தபண்டிதர் தெரு, வார்டு எண் 11 நாராயணன் தெரு, வார்டு எண் 12 வெங்கட்ராமன் தெரு, வார்டு எண் 14 முனுசாமி தெரு, வார்டு எண் அர்ச்சுணப்பூசாரி தெரு, வார்டு எண் 15 கெந்து தெரு, திருப்பதி தெரு, வார்டு எண் 11 கக்கன் தெரு, வார்டு எண், 15 சீரன் தெரு, வார்டு எண் 13 கௌரப்பன் தெரு, வார்டு எண் ராஜாகந்தாசாமி தெரு, வார்டு எண் 7 வள்ளுவர் தெரு, ரங்காகவுண்டர் தெரு, வார்டு எண் 5 மகாத்மாகாந்தி தெரு ஆகிய தெருக்களில் சிமெண்ட் சாலை புதுப்பிக்கும் பணி செய்தல் தொகை ரூ.76.00 இலட்சம் மதிப்பீட்டில் சிமெண்ட் சாலைப்பணிகள் செய்திட ஒப்பந்தப்புள்ளிகள் (மின்னணு ஒப்பந்த முறையில்) வரவேற்கப்படுகின்றன.

1. ஒப்பந்தப்புள்ளி நமூனாவினை **https://tntenders.gov.in** மற்றும் **http://townpanchayats.tn.gov.in/tender** என்ற இணையதள முகவரிகளிலிருந்து இலவசமாக எடுத்துக்கொள்ளலாம். மேலும் ஒப்பந்தப்புள்ளிகள் குறித்த முழு விபரங்களும் பெறலாம்.
2. ஒப்பந்தப்புள்ளிகள் தொடர்பான நேரம் மற்றும் நாள் :
   அ) முன் கலந்தாய்வு கூட்டம் – 19.11.2026 காலை 11.00 மணி
   ஆ) ஒப்பந்தப்புள்ளி சமர்ப்பித்தல் – 28.11.2026 மாலை 3.00 மணி வரை
   இ) ஒப்பந்தப்புள்ளி திறத்தல் –28.11.2026 மாலை 3.30 மணி
3. ஒப்பந்தப்புள்ளி பெறப்படும் நாளன்று அலுவலகத்திற்கு விடுமுறை தினமாக அறிவிக்கப்படின் அதற்கு அடுத்த வேலை நாளில் அதே நேரத்தில் அதே இடத்தில் ஒப்பந்தப்புள்ளிகள் பெறப்பட்டு திறக்கப்படும்.

(ஒம்.)திரு.வி.சி.தம்பிதுரை., தலைவர்
நாகோஜனஅள்ளி பேரூராட்சி,
கிருஷ்ணகிரி மாவட்டம்.

செ.ம.தொ.இ/3590/ஒப்பந்தப்புள்ளி/2026

(ஒம்) திரு.த.செந்தில்குமார்., செயல் அலுவலர்(பொ),
நாகோஜனஅள்ளி பேரூராட்சி,
கிருஷ்ணகிரி மாவட்டம்.

FIRST GRADE TOWN PANCHAYAT, B.MALLAPURAM-DHARMAPURI DISTRICT

CMIUDM - 2026-2027 TENDER NOTICE

1	Tender Inviting Authority Designation, Address	Executive Officer of B.Mallapuram Town Panchayat, Dharmapuri District.
2	a) Name of the work b) Place of Execution	Type of works: CMIUDM - 2026-2027 Conversion of BT to CC Road at Ward no.4 Sri Sai Nagar road in B.Mallapuram Town Panchayat Value put to tender (Rs.in lakhs): 76.00/-
3.	Bid document available	B.Mallapuram Town Panchayat. http://www.tntenders.gov.in/
4.	Earnest Money Deposit	Name of work: CMIUDM - 2026-2027 Conversion of BT to CC Road at Ward no.4 Sri Sai Nagar road in B.Mallapuram Town Panchayat EMD Amount. in Rs.: 76000/-
5	Due date, time and place for the submission of bids (e- submission is Only)	http://www.tntenders.gov.in/ can Apply Only 28.11.2026 up to 3.00 P.M
6	Pre-bid meeting date, time and place for the submission of bids (e- submission is Only)	28.11.2026, 3.30 P.M in the Office of the B.Mallapuram Town Panchayat.
7	Date, time and place of opening of Tender	28.11.2026 at 3.30 P.M in the Office of the B.Mallapuram Town Panchayat.
8	Any other important criteria by the tender inviting authority	Can be seen in the tender document. Any clarification required may be sought from the office of B.Mallapuram Town Panchayat during office hours on all working days.

DIPR/3569/Tender/2026

Executive Officer,
B.Mallapuram Town Panchayat, Dharmapuri District.

தமிழ்நாடு அரசு – தூத்துக்குடி மாவட்டம்

வி.புதூர் முதல்நிலை பேரூராட்சி

ஒப்பந்தப்புள்ளி அறிவிப்பு

ந.க.எண்: 200/2026 நாள்: 12.11.2026

தூத்துக்குடி மாவட்டம், விபுதூர் முதல்நிலை பேரூராட்சியில் முதலமைச்சர் ஒருங்கிணைந்த நகர்ப்புற மேம்பாட்டு இயக்கம் 2026–27 இன் கீழ், ரூ.111.00 இலட்சம் மதிப்பீட்டில் விபுதூர் பேரூராட்சி பகுதியில் சாலை மேம்பாட்டுப் பணிகள் மேற்கொள்ள ஒப்பந்தப்புள்ளிகள் (இரண்டு உறைகள் முறை) வரவேற்கப்படுகின்றன.

1) ஒப்பந்தப்புள்ளி நமூனாவினை https://tntenders.gov.in என்ற இணையதள முகவரியிலிருந்து இலவசமாக பதிவிறக்கம் செய்து கொள்ளலாம். மேலும் ஒப்பந்தப்புள்ளிகள் குறித்த முழு விவரங்களும் பெறலாம்.

2) ஒப்பந்தப்புள்ளிகள் தொடர்பான நேரம் மற்றும் நாள்:
அ) முன் கலந்தாய்வு கூட்டம் – 19.11.2026 முற்பகல் 11.00 மணி
ஆ) ஒப்பந்தப்புள்ளி சமர்ப்பித்தல் – 30.11.2026 மாலை 3.00 மணி வரை
இ) ஒப்பந்தப்புள்ளி திறத்தல் – 30.11.2026 மாலை 3.30 மணி

3) ஒப்பந்தப்புள்ளி பெறப்படும் நாளன்று அலுவலகத்திற்கு விடுமுறை தினமாக அறிவிக்கப்பட்டால் அதற்கு அடுத்த வேலை நாளில் அதே நேரத்தில் அதே இடத்தில் ஒப்பந்தப்புள்ளிகள் பெறப்பட்டு திறக்கப்படும்.

4) நிர்வாக காரணங்களினால் ஒப்பந்தப்புள்ளி ரத்து செய்யப்பட்டாலோ காலநீட்டிப்பு செய்யப்பட்டாலோ அதன் விவரங்களை மேற்படி இணையதள முகவரியான https://tntenders.gov.in இல் அறிந்து கொள்ளலாம்.

தலைவர்
பேரூராட்சி மன்றம், விபுதூர் – 628905
தூத்துக்குடி மாவட்டம்.

செ.ம.தொ.இ./3570/ஒப்பந்தப்புள்ளி/2026

செயல் அலுவலர்
பேரூராட்சி அலுவலகம், விபுதூர் – 628905
தூத்துக்குடி மாவட்டம்.

திருச்சிராப்பள்ளி மாவட்டம் –பொன்னம்பட்டி பேரூராட்சி

ஒப்பந்தப்புள்ளி அறிவிப்பு

பொன்னம்பட்டி பேரூராட்சியில் முதலமைச்சரின் ஒருங்கிணைந்த நகர்ப்புர மேம்பாட்டு இயக்கம் 2026-2027 ன் கீழ் பணிகள் செய்திட ஒப்பந்தப்புள்ளிகள் (இரண்டு உறைகள் முறை) ஆன்லைன் வாயிலாக மட்டும் வரவேற்கப்படுகின்றன.

வ.எண்	பணியின் பெயர்	மதிப்பீடு ரூ.இலட்சத்தில்
1.	பொன்னம்பட்டி பேரூராட்சி வார்டு எண்.13 மகாத்மா நகர் 4வது குறுக்குத் தெரு, வார்டு எண்.12 பாரூக் நகர், வார்டு எண்.09 பூச்சயபுரம், வார்டு எண்.14 அண்ணா நகர் 2,3,4,5,10 குறுக்குத் தெருவில் தார்சாலை அமைத்தல்	78.00

1. ஒப்பந்தப்புள்ளி நமூனாவினை https://tntenders.gov.in என்ற இணையதள முகவரிகளிலிருந்து இலவசமாக பதிவிறக்கம் செய்து கொள்ளலாம். மேலும் ஒப்பந்தப்புள்ளிகள் குறித்த முழு விபரங்களும் பெறலாம்.
2. ஒப்பந்தப்புள்ளிகள் தொடர்பான நேரம் மற்றும் நாள் :
   அ) முன் கலந்தாய்வு கூட்டம் - 19.11.2026 காலை 11.00 மணி
   ஆ) ஒப்பந்தப்புள்ளி ஆன்லைனில் சமர்ப்பித்தல் 28.11.2026 மாலை 3.00 மணி வரை
   இ) ஒப்பந்தப்புள்ளி ஆன்லைன் திறத்தல்- 28.11.2026 மாலை 3.30 மணி
   ஈ) ஒப்பந்தப்புள்ளி திறக்கும் நாள் விடுமுறை தினமாக அறிவித்தால் அடுத்த நாள் குறிப்பிட்ட நேரத்தில் ஒப்பந்தப்புள்ளி திறக்கப்படும்.

ந.க.எண்.161/2026
நாள் : 12.11.2026

தலைவர்,
பொன்னம்பட்டி பேரூராட்சி, திருச்சிராப்பள்ளி மாவட்டம்.

செயல் அலுவலர்,
பொன்னம்பட்டி பேரூராட்சி, திருச்சிராப்பள்ளி மாவட்டம்.

செ.ம.தொ.இ./3585/ஒப்பந்தப்புள்ளி/2026

G0VERNMENT OF TAMIL NADU
PUBLIC WORKS DEPARTMENT

E-Tender Amendment Notice No.9/VLR - CLE /2026 - 2027/Dated.13.11.2026

The following amendments for the work, for which sealed tenders are invited by the Superintending Engineer, PWD., Buildings (C&M) Circle, Vellore-1, in the Tender Notice No.8 / VLR-CLE / 2026-2027 / Dated.10.11.2026 is issued as below.

Sl.No.	Amendment	
	Approximate Value of Work including GST	Earnest Money Deposit
1	Rs.115.50 Lakhs	Rs.68,000/-

Other terms and conditions in the Tender notice remains unaltered.

Superintending Engineer, PWD.,
Buildings (C&M) Circle, Vellore-1.

DIPR/3584/Tender/2026

NANGAVARAM TOWN PANCHAYAT - KARUR DISTRICT

TENDER NOTICE

Chif Ministers Integrated Urban Development Mission (CMIUDM) 2026-2027

Roc No.11/2026 Dt.12.11.2026

1.	Tender Inviting Authority Designation, Address	**Executive Officer Nangavaram Town Panchayat.**
2.	a) Name of work b) Place of Execution	Chif Ministers Integrated Urban Development Mission (CMIUDM) 2026-2027 Package No.: 1; Type of Work: Improvement of Water Supply System; Value put to tender (Rs.In lakhs): 3519.00 With in Nangavaram Town Panchayat Limit.
3.	Bid Document Available (at free of cost)	**https://tntenders.gov.in** Bid Documents are available upto 3-00 PM on 15.12.2026 in the Website
4.	Earnest Money Deposit	Package No.: 1; EMD Amount. in Rs. (Rounded of to Next Ten Rupees): 3519000
5.	Due Date, Time and Place for the Submission of Bids (E- Submission is also Permitted)	Date.15.12.2026 upto 03.00 P.M through online mode. In the event of specified date for submission of bids been declared a holiday, bids will be received and opened on the next working day at the same time and venue.
6.	Date, time and place of opening of Tender	15.12.2026 at 03.30 P.M Nangavaram Town Panchayat, through online portal www.tntenders.gov.in
7.	Any other important criteria by the tender inviting authority	Can be seen in the tender document. If any clarification required may be sought from the office of Nangavaram Town Panchayat during office hours on all working days.
8.	District of work execution	Karur

Chairman,
Nangavaram Town Panchayat,
Karur District.

DIPR/3571/Tender/2026

Executive Officer,
Nangavaram Town Panchayat,
Karur District.

Phoenix ARC Limited

Regd. Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra - 400057.
Tel:022- 6849 2450, Fax:022- 6741 2313 CIN: U67190MH2007PLC168303
Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

ONLINE E – AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by e-auction sale.
Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned property mortgaged to **Phoenix ARC Limited** (Formerly known as Phoenix ARC Private Limited) acting in its capacity as Trustee of Phoenix Trust-FY16-1 Scheme D (Phoenix) pursuant to assignment of debt by Central Bank of India, in favour of Phoenix vide the Assignment Agreement dated 08.07.2015 will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition, by way of "online e-auction" for recovery of outstanding dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website **https://www.bankeauctions.com** as per the details given below:

Name of Borrower	**Primevalv Industries Private Limited,** B7, Vidya Apartments, 50 (67), 2nd Main Road, Gandhi Nagar, Adyar, Chennai – 600 020.
Name of Co-Obligants/ Guarantors	**1. Mrs. K. Mala** **2. Mr. Somu. Kulandaisamy**
Amount due as per SARFAESI Notice dated 30.11.2021: Rs. 29,51,11,059/- (Rupees Twenty-Nine Crore Fifty-One Lakhs Eleven Thousand and Fifty-Nine Only) as on 26.11.2021 with future interest at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges etc.	
Description of Property: Vacant industrial land in Survey Nos. 472/1B, 473/1 and 473/2A, Vilankurichi Village, Coimbatore North Taluk, Ganapathy Sub Registration District, Coimbatore Registration District admeasuring 1.01 acres and **bounded as follows:** East by: Land belonging to Duraisamy Naidu, West by: Land belonging to P. Santhanakrishnan, South by: Railway Line, North by: Land belonging to P. Govindarajan.	
Possession details	Under Physical possession of Phoenix ARC Limited.
Date and Time of Inspection of Property	Will be arranged on request
Reserve Price	**Rs. 9,10,00,000/- (Rupees Nine Crores Ten Lakhs only)**
Earnest Money Deposit	**Rs.91,00,000/- (Rupees Ninety-One Lakhs Only)**
EMD Remittance Details: The Earnest Money has to be deposited by way of Demand Draft favouring "Phoenix Trust FY 16-1 Scheme D" or in case of RTGS/NEFT as per details mentioned below	

Bank account name	PHOENIX TRUST FY16-1 Scheme D
Current Account number	9311609612
Bank name	Kotak Mahindra Bank Limited
Branch	Kalina
City	Mumbai
IFSC Code	KKBK0000631

Incremental Value	**Rs. 2,00,000/- (Rupees Two Lakhs Only) & in such multiples**
Last date for submission of EMD	**30.11.2026 (Monday) before 6 pm**
Date & Time of E-Auction	**01.12.2026 (Tuesday) between 11:00 am to 12:00 noon.**
Pending Litigations / Encumbrances known to Phoenix	**NIL**
Link for Tender documents of the property: https://phoenixarc.co.in?p=1659	

Terms & Conditions:
1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website **https://www.bankeauctions.com,** M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. **2.** The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, **www.phoenixarc.co.in** and the link mentioned herein above as well as the website of the service provider, **www.bankeauctions.com** for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. **3.** The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **4.** For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937 /07291981124/25/26, Email ID: support@bankeauctions.com 5.** Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form. **6.** The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition. **7.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **8.** For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset either by way of RTGS/NEFT/Demand draft in the format mentioned in Annexure II of the bid documents along with copies of the PAN-CARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD. In case the bidder wishes to submit the EMD in the form of demand draft then the same has to be credited to the bank account of Phoenix Trust-FY 16-1 Scheme D at least 2 working days prior to the last date for submissions of EMD. **9.** The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. **10.** Upon the successful purchaser/ bidder being identified, the said successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/ its offer by way of RTGS/NEFT to the account mentioned hereinabove on the same date of auction mentioned above but not later than closure of banking hours of the next working day which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. **11.** The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of e-auction. The EMD shall not carry any interest. **12.** The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. **13.** No additions / deletions / Amendment of names of the bidders shall be permitted after acceptance of the bid. Name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. **14.** For inspection of the property or more information, the prospective bidders may contact Ms. Priyanka Pol at abovementioned address or priyanka.pol@phoenixarc.co.in (email) or on 8976809854 (mobile). **15.** At any stage of the auction, the Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **16.** The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. **17.** The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall also be the sole responsibility of the successful bidder only. **18.** It shall solely be the responsibility of the successful bidder to get the sale certificate registered. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. The sale certificate must be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the secured creditor mentioning the reason of delaying the registration. **19.** It is the responsibility of the successful bidder to obtain the NOC from the relevant authorities concerned as required for Registry of the sale including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, NOC Charges, electricity, water, society charges, maintenances charges and charges required for transfer of the said property in favor of the successful bidder) should be undertaken by the successful bidder at its own cost, effort and liabilities. **20.** The Immovable Properties/Property described e-auction sale Notice shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the undersigned Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature. **21.** The Borrower/ / Mortgagor /Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 & 9 of the Security Interest (Enforcement) Rules, about the holding of the abovementioned auction sale. The borrowers/mortgagor are also hereby informed that they must take delivery of their personal house-hold belongings/articles lying inside the said secured asset under the custody of Phoenix, if any within 7 days from the date of publication, with prior intimation to Phoenix failing which the Phoenix shall have no liability/responsibility to the same and will dispose of at the risk of borrowers/ mortgagor. **22.** To the best of knowledge and information of the authorized officer, there are no encumbrances on the secured asset, except, if any, mentioned in table above. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale. **23.** The particulars specified in the auction notice published in the newspaper have been stated to the best of the information/knowledge of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission. **24.** In the event, the auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: Coimbatore
Date : 14.11.2026

Sd/- Authorised Officer
Phoenix ARC Limited,
(Formerly known as Phoenix ARC Private Limited)
(Trustee of Phoenix Trust FY16-1 Scheme D)

IDFC FIRST Bank

CIN: L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) 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) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of IDFC First Bank Ltd (amalgamated entity of Capital First Limited and IDFC Bank Ltd), will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited from Borrower (s) and Co-Borrower (s) as per column (i).
For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. https://www.idfcfirst.bank.in/.
The e-auction will be conducted on https://idfcfirstbank.auctiontiger.net/EPROC/.

S. No.	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1.	INR 67894293.67/- Demand Notice dated: 06-Jul-2024	7993082, 7990900 & 7955240	Pragathi Cartons Private Limited, Sudhakar Subha, Kaliyaperumal Muthazhagan, Radhakrishnan Sudhakar & Radhakrishnan Sudhakar C/O Pragathi Cartons Private Limited & Kaliyaperumal Muthazhagan C/O Pragathi Cartons Private Limited	**Property-1** Residential Flat Bearing No. 1-B In The First Floor, Measuring An Extent Of 1484 Sq.Ft. And One Covered Car Park In The Building Constructed At Item No. 1 Property And 43 Sq.Ft. UndividedShare In Item 2 Property Herein Below:- Item No. 1:- All That Part And Parcel Of Landed Property Bearing Plot No. 1, 2 And 3 (Part), Thiru Vi.Ka. Street (As Per Parent Document Thiru Vi.Ka. Square), Arumbakkam, Chennai 600106, Comprised In Survey No. 53/3 And 53/4 (54/4), Old T.S. No. 1/3, New T.S. No. 1/10, Block No. 22 Of No. 107, Arumbakkam Village, Egmore Nungambakkam Taluk, Chennai District Measuring An Extent Of 5575 Sq. Ft. And Bounded On The:- East: Remaining Portion Of Plot No. 3, West: Lake Site Of Housing Board Land (Block No. 12), North: T.S.No. 1/3 & South: TNBB Land, Plot No. 21 And Undivided Common Passage (Item No.2 Property) & Item No. 2:- All That Part And Parcel Of Undivided Half Share In The Total Extent Of 682 Sq.Ft. Being Part Of Plot No. A- 20, Thiru Vi.Ka Street (As Per Document Thiru Vi.Ka. Square), Arumbakkam, Chennai 600106, Comprised In T.S. No. 5 Part, Block No. 22 Of No. 107, Arumbakkam Village, Egmore-Nungambakkam Taluk, Chennai District And Bounded On The:- East: Remaining Portion Of Plot No. A20, West: Plot No. 21, North: Plot Nos. 2 & 3 Of Item No. 1 Property & South: 20 Feet Road (All The Above Properties Lying Within The Registration Sub District Of Kodambakkam And Registration District Of Chennai Central).	INR 13222440.00/-	INR 1322244.00/-	08-Dec-2026 11.00 AM to 1.00 PM	07-Dec-2026 10.00 AM to 5.00 PM	02-Dec-2026 10:00 AM To 4:00 PM	Name- Rajakumar T Contact Number- 9884666970 Name- Sureshkumar R Contact Number- 9941156054
				Property-2 All That Part And Parcel Of Landed Property Being Land And Factory/Workshop/Building Known As K-18, Vyasarpadi Industrial Co-Operative Estate, Erukkancheri High Road, Chennai-600039, Comprised In Re-Survey No. 764 Of Perambur Village, Perambur Purasawalkam Taluk, Chennai District, Measuring An Extent Of 2 Grounds Or 4800 Sq.Ft. Of Land Togtether With Superstructure Thereon And Being Bounded On The:- East: Plot No. 5, West: Estate 40 Feet Road, North: Unit K-17 & South: Unit K-19 (And Lying Within The Registration Sub District Of Purasawalkkam And Registration District Of Chennai Central).	INR 31104000.00/-	INR 3110400.00/-	**Disclaimer:** Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.			

Date: 14.11.2026
Place: Chennai

Authorised Officer: IDFC FIRST Bank Limited
(amalgamated entity of Capital First Limited and IDFC Bank Ltd.)