

### **E-AUCTION SALE NOTICE & Terms and Conditions**

Notice is hereby given to the public in general and in particular to the below Borrower/ Guarantors that the below described immovable property mentioned in SCHEDULE-I inter alia secured to Auxilo Finserve Pvt Limited ["AFPL"] (Secured Creditor), the Physical Possession of which has been taken by the Authorized Officer of AFPL on 30<sup>th</sup> March, 2024, will be sold by E-Auction on **17<sup>th</sup> December, 2024** an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum of **Rs. 2,82,35,677.84/- (Rupees Two Crores Eighty Two Lakhs Thirty Five Thousand Six Hundred Seventy Seven and Paise Eighty Four Only) which is total outstanding as on 17.11.2022** and the future contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Applicant as mentioned below:

<b><u>Name of the Borrower:</u></b> <b>M/s. Gurudev Educational And Charitable Trust</b> Post - Ayyanar Kulam, Tal. - Usilampatti, Distt. - Madurai - 625532, Tamil Nadu through Managing Trustee  And Also  <b>M/s Gurudev Matriculation School</b> at Ayyanarkulam Post, Usilampatti Taluk, Madurai District - 625532, Tamil Nadu	<b><u>Name of the Co-Applicant:</u></b> <b>1). Mr. Gnanasekeran R.</b> No 122/013, North Street, Melkelarpatti, Usilampatti, Madurai - 625532, Tamil Nadu.  <b>2) Mrs. Adhisdalakshmi G.</b> No 122/013, North Street, Melkelarpatti, Usilampatti, Madurai - 625532, Tamil Nadu
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The under mentioned properties will be sold by "Online E-Auction through website <https://sarfaesi.auctiontiger.net> on **17<sup>th</sup> December, 2024** for/towards recovery of Loan A/c No. 400319006976, 400319011336, 400319012125, 400319012563 and 400319019585 an amount of total **Rs. 2,82,35,677.84/- (Rupees Two Crores Eighty Two Lakhs Thirty Five Thousand Six Hundred Seventy Seven and Paise Eighty Four Only) which is total outstanding as on 17.11.2022** and the future contractual interest thereon and other cost and charges till the date of realization.

#### **Schedule-I**

(A) All that piece and parcel of the property at Poothipuram village, Usilampatti taluk, Madurai District Comprised in S No. 106/3C admeasuring 2 Acres and 10 cents and S No. 106/3E3 measuring 23.25 cents in all totally admeasuring 2 Acres and 33.25 cents together with the building thereon with amenities. Situated within the Sub-registration district of Usilampatti and registration district of Periyakulam. Owned by Mr. Gnanasekeran R and Mrs. Athistalakshmi G.  <b><u>For S. No. 106/3C</u></b>			
<b>BOUNDED BY:-</b>			
<b>North</b>	Land of Mr. Mokkasamy	<b>South</b>	Land of Mr. Vattakundu Son of Periyamayan
<b>East</b>	Mr. Ponnangan Land, Land of Mr. Ramlingam and Saha, Mr. Muthu Thevar and Mr. Kubendran Property and Mr. Veerasingam Property	<b>West</b>	Land of Mr. Chandrashekh Kuppanampatti Palsamy
<b><u>For S. No. 106/3E3</u></b>			

<b>BOUNDED BY: -</b>			
<b>North</b>	Property of Mr. Sahadevan	<b>South</b>	Property of Mr. Rajendran
<b>East</b>	South-North Road	<b>West</b>	Property of Mr. Kurumban and MRS. Suriyaprabha
<p>(B) All that piece and parcel of the property (Vacant land) at Mekkilapatti Village, Usilampatti Taluk, Madurai District Comprised in S No. 116/7B, Patta No. 1195 measuring 94 cents or 0.38.0 hectares situated within the limits of Usilampatti Panchayat Union. Situated within the Sub-registration district of Usilampatti and Registration District of Periyakulam. Owned by Mr. Gnanasekeran R.</p>			
<b>BOUNDED BY:-</b>			
<b>North</b>	Land of Dhanalakshmi and Ochathevar	<b>South</b>	Adhi Thravidar Natham, North Side of East West Road
<b>East</b>	Land of Dhanalakshmi	<b>West</b>	Adhi Thravidar Natham, East West Road

Reserve Price	Schedule-I :- Property A-Rs. 2,81,00,000/- Property B-19,00,000/- Total Reserve Price for Property A & B-3,00,00,000/- ( Rupees Three Crores Only)
Earnest Money Deposit	10% of the Reserve Price with respect to each properties as mentioned in SCHEDULE-I.
Bid increment Amount	Rs.10,000/- or in such multiples as permitted by the Secured Creditors for properties as mentioned in SCHEDULE-I.
Date and Time for Inspection of title documents and the immovable properties mentioned in SCHEDULE-I.	On <b>13<sup>th</sup> December, 2024</b> (Timing 11.00 AM to 02.00 P.M.)  [Mr. Sandeep Vijay Upadhyay, Phone: 09773894792, Email ID: sandeep.upadhyay@auxilo.com]
Date and Time for submission of Tender form along with KYC documents / Proof of EMD etc.	<b>16<sup>th</sup> December, 2024</b> before 5.00 PM
Date & time of opening of online offers	<b>17<sup>th</sup> December, 2024</b> , at 11.00 AM to 03.00 PM

**Note: The intending bidder/purchaser may visit Auxilo Finserve Pvt Ltd website <https://www.auxilo.com/> for detail terms and conditions regarding auction proceedings.**

**This Publication is also 15 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/ Guarantors.**

Date: 27<sup>th</sup> November, 2024  
Place: Usilampatti (Madurai)  
Tamilnadu

Authorized Officer  
  
Auxilo Finserve Pvt. Ltd

**Terms and Conditions of the E-Auction are as under:**

1. Auction/bidding shall only be through “online electronic mode” through the website of the Service <https://sarfaesi.auctiontiger.net> M/s e-Procurement Technologies Limited -Auction Tiger is the Service Provider, which will arrange to provide the e-auction platform.
2. The bidders may participate in e-auction for bidding with respect to a single unit or multiple units with respect to Schedule Property as they may so desire from their place of choice internet connectivity shall have to be ensured by bidder himself with respect to each unit. AFPL /Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
3. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider M/s e-Procurement Technologies Limited -Auction Tiger B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India) <https://sarfaesi.auctiontiger.net>, Contact Person: Mr. Ram Sharma -8000023297, Support Help Desk 9265562818/9265562821/079-6813 6842/6869 , Support Mail id: ramprasad@auctiontiger.net, support@auctiontiger.net.
4. Bidders are advised to go through the website [www.auxilo.com](http://www.auxilo.com) for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
5. For participating in e-auction sale the intending bidders should register their details with the Service Provider M/s. e-Procurement Technologies Limited -Auction Tiger B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India) well in advance and get the User ID and password. The password may be changed only on receiving it and login. Bidders are required to hold digital signature certificate for participating in the E-Auction at their own cost.
6. The immovable property “SHALL NOT” be sold below the reserve price and the same shall be sold on an “As is where is”, “As is what is” and “Whatever there is”.
7. The successful bidder should deposit 25% of the bid amount (including EMD) on the next day of the sale, being knocked down in his/her/it favor and balance 75% of bid amount within 15 days after the sale date by RTGS/NEFT/Funds Transfer to the credit of A/C No. [196205001039](#) as mentioned above, Auxilo Finserve Pvt Ltd, Bangalore through IFSC Code “[ICIC0001962](#)” or by Demand Draft /Pay Order in favor of Auxilo Finserve Pvt Ltd, payable at Mumbai.
8. In case of default in payment at any stage by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale, without any reference or recourse to such a bidder.
9. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable under related laws.

10. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her/it only.

11. Prospective bidders are advised to peruse the copies of Title deeds with AFPL and verify the latest Encumbrance Certificate and other Revenue/Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrances, if any over the property.

12. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

13. The Authorized Officer may postpone/cancel the e- auction without assigning any reason therefor.

14. In case the e-Auction scheduled is postponed to a date before 30 days from the scheduled date of sale, it will be displayed on the website of the Service Provider.

Note: The intending bidders may contact Auxilo Finserve Pvt Ltd for ascertaining the details of property and also for inspection of property on the date fixed by AFPL (Mr. Sandeep Vijay Upadhyay, Phone: 09773894792), Email ID: sandeep.upadhyay@auxilo.com

**Date:** 27<sup>th</sup> December, 2024

Authorized Officer

**Place:** Usilampatti (Madurai)  
Tamilnadu

Auxilo Finserve Pvt. Ltd