

## E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY/IES

Under SARFAESI Act, 2002, r/w Rule 8(6) & 9 of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property/ies mortgaged to the Secured creditor, the possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on AS IS WHERE IS" "AS IS WHAT IS CONDITION" "WHATEVER THERE IS" and "NO RECOURSE BASIS" on 12/11/2025 for recovery of Rs. 82,90,434/- (Rupees Eight Two Lakhs Ninety Thousand Four Hundred and Thirty Four Only) as on 01/10/2025 with further interest from 02/10/2025 due to Equitas Small Finance Bank Ltd., from.

S.No.	A/c. Nos.	Borrower Name	Outstanding Amount Rs.
1	200001242444, 375BB01212150001, 375BB01212150002, 375BB04212150001	SRI VENKATESWARA ENTERPRISES	Rs.82,90,434/-

1. M/s. Sri Venkateswara Enterprises,  
Represented by its Partners,  
Old No.161/A, New No. 76/1, Perumal Koil Street,  
Sathuma Nagar, Tolgate,  
Chennai - 600019.Tamil Nadu.
2. Mrs. Heena D.Sharma,  
Partner - M/S. Sri Venkateswara Enterprises  
D/o.Parakash Sharma  
Flat No.1101, Anandar, Ananda North Towan Apartment  
T5, No.4.5.6.7., Stephenson Road, Perambur,  
Chennai - 600012. Tamil Nadu.
3. Mrs. Sharma Vandana,  
Partner - M/S. Sri Venkateswara Enterprises  
D/o. Sathyadev Sharma  
Flat No.1101, Anandar, Ananda North Towan Apartment  
T5, No.4.5.6.7., Stephenson Road, Perambur,  
Chennai - 600012. Tamil Nadu.



4. Mrs. Deepak Sharma,  
 S/o. Manu Sharma  
 Flat No.1101, Anandar, Ananda North Towan Apartment  
 T5, No.4.5.6.7., Stephenson Road, Perambur,  
 Chennai - 600012. Tamil Nadu.

Possession Status	Physical Possession.
Reserve Price	Rs.60,00,000/- (Rupees Sixty Lakhs Only).
Earnest Money Deposit	Rs.6,00,000/- (Rupees Six Lakhs Only)
Multiplier Amount	Rs.10,000/- (to improve the bid offer).
Date & Time of Inspection	08/10/2025 to 10/11/2025 - 10.00 AM to 04.00 PM. (Contact No: Mr.A.Sivashankar - Mob. No.9884655547 Mr. Gopinath - Mob. No.8939386659)
Last Date & Time for Submission of EMD along with requisite documents	11/11/2025 - 1 PM
Date & Time of E-Auction Sale	12/11/2025 - 02.30 PM to 03.00 PM
E-Auction Portal Name	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
Property/ies Address	Flat No.1101,5th Tower,11th floor, North Town, Stephenson Road, Perambur, Chennai-600012
Communication Address	The Authorised Officer (MSME - LEGAL), Equitas Small Finance Bank Ltd., 4 <sup>th</sup> Floor, PHASE - II, No.769, Spencer Plaza, Anna Salai, Chennai - 600 002.





### DESCRIPTION OF THE SECURED PROPERTY/IES

#### Schedule A

All that Piece and Parcel of Land, bearing Door Nos.4,5,6 & 7, Comprised in R.S.Nos.145, 146/1, 146/2, 147, 148, 149, 150, 225, 226/5, 226/4 & 229/1, admeasuring an extent of 599.20 Grounds out of 886.20 Grounds or about 48.74 Acres (As per CMDA Approved Plan) called "Buckingham and Carnatic Gardens", situated at Perambur Village, Block Nos.7, 12 and 13, Stephenson Road, Perambur-Purasawalkam Taluk, Chennai District, Registration District of Chennai Central, Sub Registration District of Purasawalkam and being bounded on the

#### Four Corners of the Said Property:

North by : Ashwell Maiden and Mohammedian Cemetery,  
 South by : Stephenson Road,  
 East by : Otteri Nullah,  
 West by : Properties at Chacklipalayam Village and Property belonging to State Bank of India.

#### Schedule B (Project Land after gifted for OSR, Road and Temple)

All that Piece and Parcel of Land, bearing Door No.152, Comprised in R.S.Nos.142/1, 142/4, 144, 145, 146/1, 146/2, 152/1, 231/2 and 231/3, admeasuring an extent of about 42.293 Acres (As per CMDA Approved Plan) (Remaining land for development after land gifted 4.94 Acres for the purpose of Open Space Reservation by executing a Gift Deed bearing document No.694/2010 and 0.427 Acres for Road widening by executing a Gift Deed bearing document No.695/2010, dated 23.02.2010 and further an extent of 1.08 Acre of land have been marked for Temple) out 48.74 Acres called "Ashwell Maiden", situated at Perambur Village, Block Nos.6, 7 and 13, Gantz Road, Perambur-Purasawalkam Taluk, Chennai District, Registration District of Chennai Central, Sub Registration District of Purasawalkam and being bounded on the

#### Four Corners of the Said Property:

North by : Southern Railway Line and Vyasarpadi Jeeva Railway Station,  
 South by : Buckingham and Carnatic Gardens Mohammedian Cemetery and Chacklipalayam Village Part,  
 East by : Gantz Road and Mohammedian Cemetery,  
 West by : Chacklipalayam Village Part.

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## BEYOND BANKING

When you bank with us, you contribute towards a better society.

**Equitas Small Finance Bank Limited**  
 (Previously known as Equitas Finance Limited)

**4296827**

**Schedule C (Property conveyed to Mrs. Heena & Mrs. Vandana)**

352 Sq.Ft., of Undivided Share of Land being part of Schedule 'B' Property.

**Schedule D**

A Two BHK Apartment bearing No. T5-1101, on the 11h Floor in Tower -5, at Residential Complex in "ANANDA" Phase, Type-B4, having a Super Built Up Area of 990 Sq.ft. (Including proportionate share in all Common areas & Club House areas) together with exclusive right to use One Reserved Covered Car Parking Space.

Together with all buildings and structure attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary / mamool rights annexed thereto.

**TERMS & CONDITIONS:**

The interested buyers are advised to go through bank's website [www.equitasbank.com](http://www.equitasbank.com) for detailed terms and conditions. The present notice is also uploaded on the Bank's official website at [www.equitasbank.com/notices](http://www.equitasbank.com/notices).

1. The auction sale will be 'On line E-Auction' Bidding through website <https://www.bankeauctions.com>.
2. Bidders are advised to go through the website <https://www.bankeauctions.com> for detailed Terms and Conditions of Auction sale before submitting their bids and taking part in the E-auction sale proceedings.
3. Intending bidders, please contact our Authorised Person of M/S C1 India PVT LTD through their contact person Prabakaran M having support Help Desk No. +917291981124 / 25 / 26 Mobile no. +91-7418281709 and e-mail ID's [tn@c1india.com](mailto:tn@c1india.com) & [support@bankeauctions.com](mailto:support@bankeauctions.com).
4. Prospective bidders may avail online training on e-auction from our Authorised e-Auction Service Provider, M/S C1 India PVT LTD through their contact person Prabakaran M having support Help Desk No. +917291981124 / 25 / 26 Mobile no. +91-7418281709 and e-mail ID's [tn@c1india.com](mailto:tn@c1india.com) & [support@bankeauctions.com](mailto:support@bankeauctions.com).





5. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
6. Earnest Money Deposit (EMD) shall be deposited in favour of Equitas Small Finance Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. 200000807725, Equitas Small Finance Bank Ltd, Head Office, No. 769, Phase II, 4<sup>th</sup> Floor, Spencer Plaza, Anna Salai, Chennai - 600 002, IFSC Code: ESFB0000002, before submitting the bids online on or before as mentioned in the above table.
7. A copy of the bid form along with Online Transfer Details shall be handed over to the Authorized Officer, Equitas Small Finance Bank Ltd, No. 769, IV Floor, Phase II, Spencer Plaza, Anna Salai, Chennai - 600 002, **on or before** as mentioned in the above table. The interested buyer/s may contact the Authorized Officer in the above said address.
8. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs.10,000/- (Rupees Ten Thousand only).
9. The properties are being sold with all the existing and future encumbrances, whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any manner whatsoever for any third party claims/rights/dues. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor on a later date.
10. If any participant/bidder intends to bid for more than 1 property under sale proceedings/auction. Then, the participant/bidder has to submit a separate bid for each of the properties by following the process as mentioned above. The bid amount submitted shall be above the Reserve Price.
11. In case of more than 1 bid, the highest amount mentioned bid will be accepted.
12. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the sale proceedings on the same day or next working day of the sale in the same mode as stipulated in above.
13. On failure to make the payment of above said 25% including EMD amount already remitted, the bank will be entitled and reserve its right to deduct 50% of the EMD amount remitted along with bid form.





14. The balance of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, the bank is at liberty to forfeit the amount deposited by the successful bidder without any notice.
15. The EMD of the unsuccessful participants/bidders will be returned within 10 working days from the closure of the sale proceedings without any interest.
16. The sale is subject to confirmation of the Bank. If the borrowers/co-borrowers/guarantor pay the amount due to the bank in full before date of sale, no sale will be conducted.
17. The property is sold in "as is where is basis and as is what is condition" and the intending participants/bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the tender/bid.
18. The property particulars specified in the schedule hereinabove have been stated to the best of the information of the Authorised Officer. But, the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
20. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
21. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and The Security Interest (Enforcement) Rules 2002 amended w.e.f: 04.11.2016.
22. Neither the Bank nor the service provider will be responsible for the any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.



**SALE NOTICE TO BORROWERS/CO-BORROWERS/GUARANTORS**

(Under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002).

Notice is hereby given to you that the date fixed for sale of the properties and will be sold under SARFAESI Act, 2002. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place : Chennai

Date : 04/10/2025.



For Equitas Small Finance Bank Limited,

Authorised Officer.

**ANNEXURE**

- i) While taking the physical possession of the above property by the court commissioner appointed by the Hon'ble CMM, Chennai in Crl. M.P.No.78866/20245, there were inventories of household items as per the report prepared by the court commissioner.
- ii) Further, there is no any specific valuable items were found therein and all items are in debris condition.
- iii) The borrower and guarantors remove their items from the property within 7 days from the date of this notice.
- iv) Failing which, the said items would be sold on the basis of quotations received from the interested purchasers on the above referred sale date and at the Authorised Officer's address. The said sale amount would be adjusted in the above said loan accounts as per the terms and conditions of the loan agreements.

