

PMLA Court Chennai directs ED to release Rs 70 cr properties to Axis Bank

Chennai, Sep 5 (TSIT)The Special Court for CBI cases, also the designed court under the Prevention of Money Laundering Act (PMLA), 2002, in Chennai has directed the Enforcement Directorate (ED) to release properties worth Rs 70 crore attached in the Saravana Gold Palace case, restoring them to Axis Bank.

The Principal Special Judge passed the orders on a criminal miscellaneous petition filed by the Axis Bank and ordered ED to restore/release the attached properties, while allowing the petition filed by the bank seeking release of mortgaged properties attached by the ED.

The bank had sanctioned loans of Rs 118.88 crores to Saravana Stores (Gold Palace), secured by immovable properties acquired prior to the loans. The Loans turned NPA in 2019 and forensic audit revealed fabricated balance sheets following which the ED attached the properties u/s 5(1) PMLA (16.12.2022), and it was confirmed on June 6, 2023.

The Court held that the Bank, as a bonafide secured creditor, qualifies as a claimant under Sec.8(8) PMLA r/w Rule 3A of 2016 Rules.

Accordingly, the attachment was lifted, and properties restored to Axis Bank. The court pointed out that the ED in its counter/reply, has stated that it has no objection for restoration as claimed by the petitioner and that the other respondents-Sarasana Gold Palace-in their court had submitted that no prejudicial finding may be recorded by this court against these respondents while disposing of this criminal miscellaneous petition. The court also said it ordered release of the proper-

ties as none of the respondents, including the ED, resisted the claim of restoration/release made by the Bank. "On perusal of the records, this court finds that the Saravana Gold Palace firm, through its partners, has availed the loan facilities by mortgaging the

immovable properties. It is therefore clear that the immovable properties should have been acquired prior to the grant of the loans concerned and therefore such properties cannot be termed or claimed to be the proceeds of the crime under PMLA. It is therefore clear that Proviso 2 to S.8(8) PMLA would enable the special court to consider the claim of the claimant for the purposes of restoration of such properties during the trial of the case.

It said Rule 2(b) of Money Laundering (Restoration of Confiscated Property) Rules, 2016, defines the 'claimant' as under: "Claimant" means a person who has acted in good faith and has suffered a quantifiable loss as a result of the offence of Money Laundering despite having taken all reasonable precautions, and is not involved in the offence of money-laundering.

It is therefore clear that the petitioner being a mortgagee/secured creditor obviously fulfilled the requirements to be a claimant under the aforesaid rules. Considering the fact that the petitioner, a bank, is a mortgagee/secured creditor having sanctioned/granted the loans to the Goldpalace firm on the strength of the immovable properties mortgaged and considering the counter/reply of the ED supporting such restoration/release.



Honble Deputy Chief Minister felicitated Tmt Clara, Sanitation worker for her integrity in handing over the gold chain she found while discharging her duty in Police Station.

Union Min Sarbananda Sonowal inaugurates landmark projects at VOC Port, including Green Hydrogen production

Chennai, Sep 5 (TSIT)union Minister of Ports, Shipping and Waterways Sarbananda Sonowal today paid tributes by garlanding the statue of the legendary freedom fighter V.O. Chidambaram at the V.O.C. Port, Tuticorin, commemorating his 154th birth anniversary and launched landmark projects in the port, including the a pilot project to produce Green Hydrogen.

The Minister inaugurated the Green Hydrogen Pilot Project with a capacity of 10 Nm³/hr at VOC Port, making it the first Port in the country to produce Green Hydrogen. Established at a cost of Rs 3.87 Crore, the project will generate Green Hydrogen to power streetlights and an electric vehicle charging facility in the Port colony, marking a significant step towards sustainable energy.

transition in line with the Prime Minister's call for Net Zero emissions initiatives. As part of this historic occasion, a plantation drive was also led by the Minister. Addressing the gathering, Mr Sarbananda Sonowal said under the visionary leadership of Prime Minister Narendra Modi, India's maritime sector is witnessing unprecedented progress, with his call for "Viksit

Bharat by 2047” being a mission that blends speed, scale, sustainability, and self-reliance. He said the projects being launched today will generate thousands of direct and indirect jobs in Tamil Nadu, boost trade, and attract global investments, positioning the state as a key contributor to India’s target of a USD five trillion economy by 2027 and a USD one trillion economy from Tamil Nadu alone by 2030.

New Research Indicates That Loneliness Triggers Sugar Cravings in Women



A UCLA Health study has discovered that lonely women are more inclined to crave high-calorie, sugary foods, demonstrating a link between loneliness, unhealthy eating behaviors, and poor mental health. The research highlights the brain's role in these correlations and suggests holistic interventions as potential remedies to break the cycle of loneliness and unhealthy eating. Research indicates that lonely women show heightened brain activity in areas linked to cravings for food.

A recent study by UCLA Health discovered that women who feel lonely show brain activity in areas linked to cravings and the drive to eat, particularly when viewing images of high-calorie foods like sugary treats. These women also displayed unhealthy eating habits and suffered from poor mental health.

Arpana Gupta, Ph.D.,
a researcher and co-
director of the UCLA
Goodman-Luskin

Microbiome Center, wanted to research the negative impacts of loneliness, especially as people continue to be working remotely after the COVID-19 pandemic, and how the brain interplays with social isolation, eating habits, and mental health. While it is established that obesity is linked to depression and anxiety and that binge eating is understood to be a coping mechanism against loneliness, Gupta wanted to observe the brain pathways associated with these feelings and behaviors.

Methodology and FindingsThe researchers surveyed 93 women about their support system and their feelings of loneliness and isolation; then separated them into two groups: those who scored high on the perceived social isolation scale, and those who scored low. The researchers found that women who had higher levels of social isolation tended to have higher fat mass, lower diet quality, greater cravings, reward-based eating, and uncon-

trolled eating, and increased levels of anxiety and depression.

The women were then shown pictures of food versus non-food, sweet food versus non-food, and savory food versus non-food. MRI scans recorded the participants' brain activity while they viewed these images. The researchers found that the group of women who perceived themselves to be lonely experienced increased activation in regions of the brain associated with greater cravings to eat sugary foods, and decreased activation in the brain region associated with self-control toward eating behaviors.

Conclusions and Implications

"These findings are interesting because it provides evidence for what we intuitively know," Gupta said. "When people are alone or lonely, it impacts more than how they are feeling; they underreport what they eat, their desire to eat, and their cravings especially for unhealthy foods."

"If you have more cravings, you eat more and may have more anxiety or depression, which may lead you to eat more," Xiaobei Zhang, postdoctoral researcher, and lead author stated, likening this pathway to a "vicious cycle between unhealthy eating and negative mental symptoms." The researchers said holistic mind-body interventions may be a solution for breaking out of the cycle. Examples include being aware that you are lonely and, depending on the person, seek connection with others or practice self-compassion. Another suggestion is to make healthier food choices. "Instead of grabbing that highly addictive, sweet, high-calorie food that you're craving, maybe trying to go for healthy foods versus those bad foods," Gupta said. Gupta's future research will focus on looking at other biological markers such as the metabolites, microbiome, and inflammatory signatures associated with loneliness.

The Race To Save Antarctica's Meteorites From Climate Change

Antarctic meteorite (HUT 18036) partially in the ice, in contrast to most samples that are collected while lying on the surface. Meteorite collected by the Lost Meteorites of Antarctica project. Credit: Katherine Joy, The University of Manchester, The Lost Meteorites of Antarctica project. Antarctica harbors numerous large meteorite concentrations at its surface, and as such,

the icy continent contains an unparalleled wealth of information on our Solar System, enabling us to understand, for example, the emergence of life on Earth, and how the Moon was formed. A study carried out by scientists from the Université Libre de Bruxelles, ETH Zurich, WSL Birmensdorf, and Vrije Universiteit Brussel highlights a rapid disappearance of meteorites due to global

warming, a loss with far-reaching consequences for our understanding and knowledge of extraterrestrial life. Using artificial intelligence to combine satellite observations of the continent with climate model projections, the scientists calculate that for every tenth of a degree of increase in global air temperature, 5,100 to 12,200 meteorites are lost from the surface of the ice sheet.



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43115600
 Fax : 91-11-43115618 Corporate Office : Unit - 1, 502, C Wing, One BKC, Radius developers, Plot No. : C-66, G-Block,
 Bandra Kurla Complex, Mumbai - 400051 Tel : 022 68643171 E-mail : acrearc@acreindia.in
 Website : www.acreindia.in CIN : U69999DL2002PLC115769

APPENDIX IV-A

SALE NOTICE FOR SALE OF IMMovable PROPERTIES

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 proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgage(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd., acting as Trustee of ACRE-166-Trust [CIN: U69999DL2002PLC115769] ("Secured Creditor")**, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgage(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned in appended table:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s) / Mortgage(s) / Guarantors	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection
1.	MRS. RAMYADEVIN AND MR. NANDHAGOPAL S	Rs. 44,49,195.62/- (Rupees Forty-Four Lakh Forty-Nine Thousand One Hundred Ninety-Five and Sixty-Two Paise Only) pending towards Loan Account No. AFH000506436278 as on 26.08.2025 +further interest thereon + other charges	Reserve Price of Rs.35,00,000/- (Rupees Thirty-Five Lakh Only) and 10% Earnest Money Deposit i.e., Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only)	08-10-2025 Between 12:30 P.M. to 01:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	24-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: FLAT NO F3 1ST FLOOR BALA VINAYAGA FLAT, DOOR NO.7/38 MAAPOO VEDACHAALAM STREET, GNT ROAD, KANKAN CHANTHARAM PONNAMAMMEDIU CHENNAI 600710 HAVING BUILDUP AREA OF 824 SQ. FT. AND UDS OF 393 SQ. FT. COMPRISED IN S.NO. 1131 AS PATTAM AL NO. 1131/1A/1A PART, CORRESPONDING TO S.NO. 37 IN BLOCK 96, WARD OF MADHAVANARAYAN VILLAGE, WITH THE REGISTRATION DISTRICT OF NORTH CHENNAI AND SUB REGISTRATION DISTRICT OF MADHAVARAM					
2.	M NAGESH KUMAR AND M THIRUPURASUNDHARI	Rs. 50,394.82/- (Rupees Fifty Lakh Fifty Thousand Three Hundred Ninety-Four and Eighty-Two Paise Only) pending towards Loan Account No. AFH000500479800 as on 26.08.2025 +further interest thereon + other charges	Rs. 39,00,000/- (Rupees Thirty-Nine Lakh Only) and 10% Earnest Money Deposit i.e., Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand Only)	08-10-2025 Between 12:30 P.M. to 01:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	24-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: SCHEDULE-A: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.13A, NARAYANASAMY GARDEN, SECOND STREET, KODUNGAYYUR, CHENNAI 600 118, APPROVED LAYOUT NO. 47/1975, (SUB-DIVISION APPROVED WIDE APPROVAL NO. D1/00324/2010 DATED 08.11.2010), COMPRISED IN SURVEY NO. 138, AS PER PATTAN NO. 1478/01-02, R.S. NO. 138/1A/1A PART, T.S. NO.11, BLOCK NO. 1 OF SELAVOOLY VILLAGE, PREVIOUSLY FORT-TONDIAIPEET TALUK, AT PRESENT PERAMBUR TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, MEASURING AN EXTENT OF 1440 SQ. FT. BOUNDED ON THE NORTH BY : PLOT NO. 13B, SOUTH BY : 30 FEET WIDE ROAD (NARAYANASAMY GARDEN 2ND STREET), EAST BY : 10 FEET WIDE COMMON PASSAGE, WEST BY : PLOT NO. 14, MEASURING - EAST TO WEST ON THE NORTHERN - SIDE 30 FEET, EAST TO WEST ON THE SOUTHERN SIDE - 30 FEET, NORTH TO SOUTH ON THE EASTERN SIDE - 48 FEET, NORTH TO SOUTH ON THE WESTERN SIDE - 48 FEET, IN ALL MEASURING AN EXTENT OF 1440 SQ. FT. OF LAND AND COMMON PASSAGE MEASURING 480 SQ. FT. ON THE EASTERN SIDE (10 FEET X 48 FEET) TOTALING 1920 SQ. FT., SITUATED WITHIN REGISTRATION DISTRICT OF NORTH CHENNAI ARD SUB- REGISTRATION DISTRICT OF MADHAVARAM. SCHEDULE - B: 366 SQ. FT. OF UN-DIVIDED SHARE LAND IN SCHEDULE-A MENTIONED PROPERTY (I.E. 366SQ. FT. OF UDS OUT OF 1920 SQ. FT.), ALONG WITH THE RIGHTS IN 10 FEET WIDE COMMON PASSAGE ON THE EASTERN SIDE, TOGETHER WITH 830 SQ. FT. OF FLAT BUILDING IN SECOND FLOOR (INCLUDING COMMON AREA, IN RESIDENTIAL APARTMENT NAMELY "NAVAKAR AALAYAM", BEARING FLAT NO SF-1, "A" BLOCK, WITH ALL AMENITIES, ALONG WITH COVERED CAR PARKING, SITUATED AT PLOT NO.13A, NARAYANASAMY GARDEN SECOND STREET, KODUNGAYYUR, CHENNAI-600118					

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Properties, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust-2022-23/1 (JCF ARC) Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Accounts have been further assigned by JCF ARC to and in favour of Secured Creditor, acting as a Trustee of ACRE-166-Trust, vide Assignment Agreement dated 13-12-2024.

Notes:- 1) The auction sale will be conducted online through the website www.auctionfocus.in and only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT / NEFT/RTGS shall be eligible to participate in this "online e-auction". 2) The intending bidders have to submit their bank id by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: ACRE-166-Trust, Bank Name: IDBI BANK LTD, Bank Account No. 0901102200042112, IFSC code: IBKL000901. 3) Last date for submission of BID form along with EMD is 07-10-2025. 4) For detailed terms and condition of the sale, please visit the website www.acreindia.in, www.auctionfocus.in or Please contact Mr. Vikram Shetty, Ph. +91-98804-05324, Mr. Rohan Sawant, Ph. +91-98331-43013 E-mail: rohan.sawant@acreindia.in, Help Line e-mail id: support@auctionfocus.in

Date: 06.09.2025
 Place: TAMILNADU

Sd/- Authorized Officer, Assets Care & Reconstruction Enterprise Ltd.
 (Trustee of ACRE-166-Trust)

BY COURIER/E-MAIL

Date: 03.09.2025

To,

MRS. Ramyadevi N (Borrower) NO.24/4,MUNUSAMY STREET, AYANAVARAM, CHENNAI, TAMIL NADU-600023 ALSO AT: MRS. Ramyadevi N FLAT NO/ F3 1ST FLOOR BALA VINAYAGA FLAT,DOOR NO/7/38 MAA POO VEDACHAALAM STREET,KANKAN CHANTHRAM PONNIAMMANMEDU 600110 CHANTHRAM PONNIAMMANMEDU E-MAIL: NANDHAGOPAL2202@GMAIL.COM	MR. NANDHAGOPAL S (CO-Borrower) NO.24/4,MUNUSAMY STREET, AYANAVARAM, CHENNAI, TAMIL NADU-600023 MR. NANDHAGOPAL S (CO-Borrower) FLAT NO/ F3 1ST FLOOR BALA VINAYAGA FLAT,DOOR NO/7/38 MAA POO VEDACHAALAM STREET,KANKAN CHANTHRAM PONNIAMMANMEDU 600110 CHANTHRAM PONNIAMMANMEDU
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SUB.: NOTICE OF SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, IN RELATION TO THE PROPERTY ALL THAT PIECE AND PARCEL OF LAND BEING 'FLAT NO/ F3 1ST FLOOR BALA VINAYAGA FLAT, DOOR NO.7/38 MAA POO VEDACHAALAM STREET, GNT ROAD, KANKAN CHATHRAM PONNIAMMANMEDU CHENNAI 600110 HAVING BUILTUP AREA OF 824 SQ. FT. AND UDS OF 393 SQ. FT. COMPRISED IN S.NO. 1131 AS PATTI OLD NO. 1131/1A1A1A PART, CORRESPONDING TS NO. 37 IN BLOCK 96, WARD D OF MADHAVARAM VILLAGE, WITH THE REGISTRATION DISTRICT OF NORTH CHENNAI AND SUB REGISTRATION DISTRICT OF MADHAVARAM' ("Mortgaged Property").

Re.: Loan Account No. AFH000500436278 with Assets Care & Reconstruction Enterprise Ltd. acting as a Trustee of ACRE-166-Trust [Earlier with J.C. Flowers Asset Reconstruction Private Limited and Yes Bank Ltd.].

Dear Ma'am/ Sir,

At the very outset, it is stated that the above Loan Account bearing No. **AFH000500436278**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 ('JCF ARC') Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Account has been further assigned by JCF ARC to and in favour of Assets Care & Reconstruction Enterprise Limited, acting as a **Trustee of ACRE-166-Trust, (ACRE'/ Secured Creditor)** vide Assignment Agreement dated 13-12-

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022 68643101

2024. Thereby, the Secured Creditor has duly taken over the financial facility and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement(s) and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property.

The Authorised Officer of the Secured Creditor hereby informs you that the **physical possession** of the Mortgaged Property has been taken by the Secured Creditor and thereby, the proceedings for selling the Mortgaged Property (more particularly described in the Schedule in Appendix IV-A attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of online public auction on **08TH OCTOBER 2025** from **12:30 P.M. to 1:30 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document) strictly on "as is where is", "as is what is" and "whatever there is" basis for recovery of **Rs.44,49,195.62/- (Rupees Forty Four Lakh Forty Nine Thousand One Hundred Ninety Five and Sixty Two Paise Only)** pending towards Loan Account No. **AFH000500436278**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **27.08.2025** along with legal expenses and other charges.

The Reserve Price for the Mortgaged Property will be **Rs.35,00,000/- (Rupees Thirty Five Lakh Only)** and the Earnest Money Deposit ("**EMD**") will be 10% of the Reserve Price i.e. **Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No.1800-209-2989, Email: Customercare@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organization can be accessed at <https://www.acreindia.in/compliance>

Yours truly,



**AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-166-TRUST**

Attached: Appendix IV-A

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022 68643101

APPENDIX IV-A

Sale Notice for sale of Immovable Property

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) 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 to **Assets Care & Reconstruction Enterprise Ltd.**, acting as **Trustee of ACRE-166-Trust** [CIN: **U65993DL2002PLC115769**] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **08TH OCTOBER 2025** from **12:30 P.M. to 1:30 P.M.**, for recovery of **Rs.44,49,195.62/- (Rupees Forty Four Lakh Forty Nine Thousand One Hundred Ninety Five and Sixty Two Paise Only) pending towards Loan Account No. AFH000500436278**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **27.08.2025** along with legal expenses and other charges due to the Secured Creditor from **MRS. RAMYADEVI N AND MR. NANDHAGOPAL S.**

The above Loan Account bearing No. **AFH000500436278**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 (**JCF ARC**) Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Accounts have been further assigned by JCF ARC to and in favour of Secured Creditor, acting as a **Trustee of ACRE-166-Trust**, vide Assignment Agreement dated 13-12-2024.

The Reserve Price of the Immovable Property will be **Rs.35,00,000/- (Rupees Thirty Five Lakh Only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only)** i.e. equivalent to 10% of the Reserve



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Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO/ F3 1ST FLOOR BALA VINAYAGA FLAT, DOOR NO.7/38 MAA POO VEDACHAALAM STREET, GNT ROAD, KANKAN CHANTHRAM PONNIAMMANMEDU CHENNAI 600110 HAVING BUILTUP AREA OF 824 SQ. FT. AND UDS OF 393 SQ. FT. COMPRISED IN S.NO. 1131 AS PATTI OLD NO. 1131/1A1A1A PART, CORRESPONDING TS NO. 37 IN BLOCK 96, WARD D OF MADHAVARAM VILLAGE, WITH THE REGISTRATION DISTRICT OF NORTH CHENNAI AND SUB REGISTRATION DISTRICT OF MADHAVARAM

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; Contact No: +91 90166-41848; E-mail id: support@auctionfocus.in

For bidding, log on to www.auctionfocus.in



AUTHORISED OFFICER

Date: 03.09.2025

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Place: TAMIL NADU

TRUSTEE OF ACRE-166-TRUST

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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BY COURIER/E-MAIL

Date: 03.09.2025

To,

N Magesh Kumar (Borrower) NO 15A 6TH STREET SEETHARAM NAGAR KODUNGAIYUR - 600118 ALSO AT: N Magesh Kumar SNO 138, RSNO/ 138/1A1 PART PLOT NO 13,FNO FS1 2ND FLR BLK NO/ A NAVAHAH HOMES,2ND ST NARAYANASWAMY GARDEN KODUGAIYUR - 600118 E-MAIL: MAGESHMIDHEESH112@GMAIL.COM	M THIRUPURASUNDHARI (Co-borrower) NO.15A, 6TH STREET, SEETHARAM NAGAR, KODUNGAIYUR, NANDHINI MILK SHOP, CHENNAI- 600118 M THIRUPURASUNDHARI (Co-borrower) PLOT NO.13A, FLAT NO: SF1, A BLOCK, II FLOOR, NAVKAR AALAYAM, NARAYANSAMMY GARDEN SECOND STREET, KODUNGAIYUR, CHENNAI- 600118 ALSO AT: M THIRUPURASUNDHARI SNO 138, RSNO/ 138/1A1 PART PLOT NO 13,FNO FS1 2ND FLR BLK NO/ A NAVAHAH HOMES,2ND ST NARAYANASWAMY GARDEN KODUGAIYUR - 600118
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SUB.: NOTICE OF SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, IN RELATION TO THE PROPERTY BEARING PLOT NO.13A, NARAYANASAMY GARDEN, SECOND STREET, KODUNGAIYUR, CHENNAI 600 118, APPROVED LAYOUT NO. 47/1975, (SUB-DIVISION APPROVED VIDE APPROVAL NO. D1/00324/2010 DATED 08.11.2010), COMPRISED IN SURVEY NO. 138, AS PER PATTA NO. 1478/01-02, R.S. NO. 138/1A1A PART, T.S. NO.11, BLOCK NO. 1 OF SELAVOYAL VILLAGE, PREVIOUSLY FORT-TONDIARPET TALUK, AT PRESENT PERAMBUR TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, MEASURING AN EXTENT OF 1440 SQ. FT. ('SCHDEULE-A') AND 366 SQ.FT. OF UN-DIVIDED SHARE LAND IN SCHEDULE-A MENTIONED PROPERTY (I.E. 366SQ.FT. OF UDS OUT OF 1920 SQ.FT.), ALONG WITH THE RIGHTS IN 10 FEET WIDE COMMON PASSAGE ON THE EASTERN SIDE, TOGETHER WITH 830 SQ.FT. OF FLAT BUILDING IN SECOND FLOOR (INCLUDING COMMON AREA, IN RESIDENTIAL APARTMENT NAMELY "NAVKAR AALAYAM", BEARING FLAT NO.SF-1, "A" BLOCK, WITH ALL AMENITIES, ALONG WITH COVERED CAR PARKING, SITUATED AT PLOT NO.13A, NARAYANASAMY



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GARDEN SECOND STREET, KODUNGAIYUR, CHENNAI-600118 ('SCHDEULE-B')

("Mortgaged Property").

Re.: Loan Account No. AFH000500479800 with Assets Care & Reconstruction Enterprise Ltd. acting as a Trustee of ACRE-166-Trust [Earlier with J.C. Flowers Asset Reconstruction Private Limited and Yes Bank Ltd.].

Dear Ma'am/ Sir,

At the very outset, it is stated that the above Loan Account bearing No. **AFH000500479800**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 (**JCF ARC**) Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Account has been further assigned by JCF ARC to and in favour of Assets Care & Reconstruction Enterprise Limited, acting as a **Trustee of ACRE-166-Trust, (ACRE'/ Secured Creditor)** vide Assignment Agreement dated 13-12-2024. Thereby, the Secured Creditor has duly taken over the financial facility and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement(s) and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property.

The Authorised Officer of the Secured Creditor hereby informs you that the **physical possession** of the Mortgaged Property has been taken by the Secured Creditor and thereby, the proceedings for selling the Mortgaged Property (more particularly described in the Schedule in Appendix IV-A attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of online public auction on **08TH OCTOBER 2025** from **12:30 P.M. to 1:30 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document) strictly on "as is where is", "as is what is" and "whatever there is" basis for recovery of **Rs.50,50,394.82/- (Rupees Fifty Lakh Fifty Thousand Three Hundred Ninety Four and Eighty Two Paise Only)** pending towards Loan Account No. **AFH000500479800**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **27.08.2025** along with legal expenses and other charges.

The Reserve Price for the Mortgaged Property will be **Rs.39,00,000/- (Rupees Thirty Nine Lakh Only)** and the Earnest Money Deposit ("**EMD**") will be 10% of the Reserve Price

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600
Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022 68643101

i.e. **Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand Only).**

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No.1800-209-2989, Email: Customercare@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organization can be accessed at <https://www.acreindia.in/compliance>

Yours truly,



**AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-166-TRUST**

Attached: Appendix IV-A

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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APPENDIX IV-A

Sale Notice for sale of Immovable Property

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) 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 to **Assets Care & Reconstruction Enterprise Ltd.**, acting as **Trustee** of **ACRE-166-Trust** [CIN: **U65993DL2002PLC115769**] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **08TH OCTOBER 2025** from **12:30 P.M. to 1:30 P.M.**, for recovery of **Rs.50,50,394.82/- (Rupees Fifty Lakh Fifty Thousand Three Hundred Ninety Four and Eighty Two Paise Only)** pending towards **Loan Account No. AFH000500479800**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **27.08.2025** along with legal expenses and other charges due to the Secured Creditor from **N MAGESH KUMAR AND M THIRUPURASUNDHARI**.

The above Loan Account bearing No. **AFH000500479800**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 (**JCF ARC**) Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Accounts have been further assigned by JCF ARC to and in favour of Secured Creditor, acting as a **Trustee of ACRE-166-Trust**, vide Assignment Agreement dated 13-12-2024.

The Reserve Price of the Immovable Property will be **Rs.39,00,000/- (Rupees Thirty Nine Lakh Only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand Only)** i.e. equivalent to 10% of the Reserve



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Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

SCHEDULE-A

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.13A, NARAYANASAMY GARDEN, SECOND STREET, KODUNGAIYUR, CHENNAI 600 118, APPROVED LAYOUT NO. 47/1975, (SUB-DIVISION APPROVED VIDE APPROVAL NO. D1/00324/2010 DATED 08.11.2010), COMPRISED IN SURVEY NO. 138, AS PER PATTA NO. 1478/01-02, R.S. NO. 138/1A1A PART, T.S. NO.11, BLOCK NO. 1 OF SELAVOYAL VILLAGE, PREVIOUSLY FORT-TONDIARPET TALUK, AT PRESENT PERAMBUR TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, MEASURING AN EXTENT OF 1440 SQ. FT. BOUNDED ON THE

NORTH BY : PLOT NO. 13B

SOUTH BY : 30 FEET WIDE ROAD (NARAYANASAMY GARDEN 2ND STREET)

EAST BY : 10 FEET WIDE COMMON PASSAGE

WEST BY : PLOT NO. 14

MEASURING

EAST TO WEST ON THE NORTHERN - SIDE 30 FEET

EAST TO WEST ON THE SOUTHERN SIDE - 30 FEET

NORTH TO SOUTH ON THE EASTERN SIDE- 48 FEET

NORTH TO SOUTH ON THE WESTERN SIDE - 48 FEET

IN ALL MEASURING AN EXTENT OF 1440 SQ.FT. OF LAND AND COMMON PASSAGE MEASURING 480 SQ.FT. ON THE EASTERN SIDE (10 FEET X 48 FEET) TOTALING 1920 SQ.FT., SITUATED WITHIN REGISTRATION DISTRICT OF NORTH CHENNAI ARD SUB - REGISTRATION DISTRICT OF MADHAVARAM.

SCHEDULE - B

366 SQ.FT. OF UN-DIVIDED SHARE LAND IN SCHEDULE-A MENTIONED PROPERTY (I.E. 366SQ.FT. OF UDS OUT OF 1920 SQ.FT.), ALONG WITH THE RIGHTS IN 10 FEET WIDE COMMON PASSAGE ON THE EASTERN SIDE, TOGETHER WITH 830 SQ.FT. OF FLAT BUILDING IN SECOND FLOOR (INCLUDING COMMON AREA, IN RESIDENTIAL APARTMENT NAMELY "NAVAKAR AALAYAM", BEARING FLAT NO.SF-1, "A" BLOCK, WITH ALL AMENITIES, ALONG WITH COVERED CAR PARKING, SITUATED AT PLOT NO.13A, NARAYANASAMY GARDEN SECOND STREET, KODUNGAIYUR, CHENNAI-600118.



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For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; Contact No: +91 90166-41848; E-mail id: support@auctionfocus.in
For bidding, log on to www.auctionfocus.in



AUTHORISED OFFICER

Date: 03.09.2025

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Place: TAMIL NADU

TRUSTEE OF ACRE-166-TRUST

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