

OFFICE OF LIQUIDATOR

M/s. Landmark Housing Projects Chennai Private Limited (In Liquidation)

A/ No.397, Precision Plaza, 3rd Floor, Anna Salai, Teynampet, Chennai-600 018

Mob: 95000 05659 / E-mail: ebiadvocate@gmail.com

E-AUCTION SALE NOTICE under IBC, 2016

The Liquidator hereby invites Eligible Bidders to participate in the E-Auction Sale of the Assets belonging to the Liquidating Housing Projects Chennai Private Limited (In Liquidation) having its Registered Office at No.397, Saravana Street, T. Nagar, Chennai-600 017, listed herein as **"AS IS WHERE IS AND WHATEVER THERE IS AND NO COMPLAINT BASIS"** basis as per under the auction schedule stated herein and as per the detailed terms, conditions and process listed in Bid Document.

Last Date for uploading of the undertaking u/s 29A and KYC Documents:

07.08.2025 (to be uploaded on <https://ibbi.baanknet.com/eauction-ibbi/home>)

Last Date for submission of EMD:

07.08.2025 (to be deposited through e-wallet account on

<https://ibbi.baanknet.com/>)

Date of Inspection of Land: 15.07.2025 and 30.07.2025 from 11 a.m. to 3 p.m.

DATE & TIME OF E-AUCTION: 12.08.2025

From 11.00 am to 12.00 noon

DESCRIPTION OF PROPERTIES

Schedule-A: All that piece and parcel of **Vacant Land situated at, Sholinganallur Village, Sholinganallur Taluk (previously Tambaram Taluk), Kancheepuram District, bearing Patta No.4514, 1890 and 4071, Savithri Garden**, comprised in Survey No.329/3A admeasuring an extent of 66 Cents (as per document 65.48 Cents as per Patta), Survey No 329/1B admeasuring an extent of 3 Acres 66 Cents (as per document), 3 Acres 6.28 Cents (as per Patta), Survey No 329/2 measuring an extent of 58 Cents (as per document), 58.04 Cents as per Patta), Survey No.329/1B (as per document) and Survey No 329/3B1B (as per Patta) measuring an extent of 20 Cents as per document, and (18.65 Cents as per Patta), **totally measuring an extent of 4 Acres 50 Cents (i.e., 1,96,020 Sq.ft.) (as per document), 4 Acres 48.305 Cents (as per Patta)**, bounded on the North by: Lands S.No.328/1B2 and S.No.328/1B1, East by: Lands in S.No.330, West by: Lands in S.No.327, South by: Lands in S.No.329/3B2, S.No.329/3B1 and S.No.334 and S.No.333 and situated within the Sub Registration District of Neelangarai and within the Registration District of Chennai, bearing Doc. No. 7857 of 2014 executed in favour of M/s. Landmark Housing Projects Chennai Private Limited.

Schedule-B: All that piece and parcel of **Vacant Land situated at Sholinganallur Village, Sholinganallur Taluk, Kancheepuram District, bearing Patta No.1242, Vishnu Garden**, comprised in Survey No.328/1B (as per document) and now in Survey No.328/1B1 measuring an extent of 1 Acres 43 Cents as per document and (1 Acre 42.025 cents as per Patta), and Survey No. 328/3B measuring an extent of 31 Cents (as per document, and (32.11 Cents as per Patta), **totally measuring an extent of 1 Acres 74 Cents (as per document) (i.e., 75,794.4 Sq.ft.) and 1 Acres 74.135 acs (as per Patta)**, bounded on the North by: Lands S.No.328/1B2 and S.No.328/1B1, East by: Lands in S.No.330, West by: Lands in S.No.327, and S.No.328/1B2, South by: Lands in S.No.329/1B and S.No.237 and situated within the Sub Registration District of Neelangarai and within the Registration District of South Chennai, bearing Doc.No.7953 of 2014 executed in favour of M/s. Landmark Housing Projects Chennai Private Limited.

Schedule-C: All that piece and parcel of **Vacant Land situated at Sholinganallur Village, Sholinganallur Taluk (Previously Tambaram Taluk), Kancheepuram District, bearing Patta No.1395, Vishnu Garden**, comprised in Survey No.328/1A measuring an extent of 2 Acres 27 Cents as per document, 2 Acres 27.42 cents as per Patta), and Survey No. 328/3A measuring an extent of 29 Cents as per document, (28.40 Cents as per Patta), **totally measuring an extent of 2 Acres 56 Cents (as per document) (i.e., 1,11,513.6 Sq.ft.) and 2 Acres 55.64 Cents (as per Patta)**, bounded on the North by: Lands in S.No.320, East by: Lands in S.No.237, West by: Lands in S.No.327, South by: Lands in S.No.328/1B and 3B and situated within the Sub Registration District of Neelangarai and within the Registration District of South Chennai, bearing Doc. No. 7954 of 2014 executed in favour of M/s. Landmark Housing Projects Chennai Private Limited.

Schedule-D: All that piece and parcel of **Vacant Land situated at Sholinganallur Village, Sholinganallur Taluk (Previously Tambaram Taluk), Kancheepuram District, bearing Patta No.5363, Vishnu Garden**, comprised in S.No.328/1B and now in Survey No.328/1B2 admeasuring an extent of 1 Acres (i.e., 43,560 Sq.ft.) (as per document and Patta), bounded on the North by: Lands in S.No.328/1A, East

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नायाल उपपर कलेक्टर, अपर जिला दशबिकारी जिला शाजापुर म.प्र.

प्रकरण क्रमांक २७ / ए-१२१-2022 - 26

आवका हॉटेल शेरधर पानखेकर कारपोरेशन
शाखा इन्डिया ६ गीजिल चोली नंवर ५ संकेत
४४ इन्स्ट्रुमेंटयुक्तन एरिया हुदा सिटी सेंटर मुळाम
हरयाणा प्रांत ऑफिस चोली नंवर २२८/२२७, पी.यू.४ स्क्रीन नंवर ५४ ब्रम्ही होटल शेर धोर को पी.
पी.सी, रस्ता स्वस्थ, इन्दौर म.प्र.
होदा प्राधिकृत अधिकारी श्री गौरव सर्या.....आदिक
विषय
१. श्रीमती सुत परमार
२. गौरव परमार
दोनो का पाता-हाउस नंवर ८३, हुत्माना पुरा, इसलाकाली पोस्ट भोलायवल, शाजापुर म.प्र. अन्य
पाता-चोली नंवर ५३, विला नंरी, फोन नंवर ३३, ओळ अ.ए. एस.एन ७७८/१/१। सक.७९९/१/१
पार नंवर १४ नगर परिषद पानखेकी, कालापौल तहसील कालापौल जिला शाजापुर म.प्र.
अनुवेदनक्रम
क्रमांक / रीटर् / २०२२ / १८२-१८३

सूनवा-पत्र

शाजापुर, दिनांक-२७-०६-२०२२

नाम- १- श्रीमती सुत परमार
२- गौरव परमार
दोनो का पाता- हाउस नंवर ८३, हुत्माना पुरा, इसलाकाली पोस्ट भोलायवल,
शाजापुर म.प्र. अन्य पाता-चोली नंवर ५३, विला नंरी, फोन नंवर ३३, ओळ अ.ए.
एस.एन ७७८/१/१ या १४ नगर परिषद पानखेकी, कालापौल तहसील
कालापौल जिला शाजापुर म.प्र.
हार- समस्त परा प्रकार्त
चोली नंवर १३ सेक्टर ४४ इन्स्ट्रुमेंटयुक्तन एरिया हुदा सिटी सेंटर मुळाम हरयाणा प्रांत ऑफिस चोली नंवर
२२८/२२७/२२७, पी.यू.४ स्क्रीन नंवर ५४ ब्रम्ही होटल शेर धोर स्टाॅ के पीछे रस्ता स्वस्थ, इन्दौर
म.प्र. द्वारा प्राप्त्युक्त अधिकारी की तरफ करणे के द्वारा आगे विवेक विस्तरा असिरयो का पुर्वगतन
ए प्रमाणित रिपोर्ट प्रदान अनिवार्य २००२ की पाता-१४ के अवतर्न प्रवृति किया गया है। केवन आपके
अनुसार आवेक सर्या द्वारा आपको दी गई ब्राग सर्डी आपसे बहुत जमी नहीं करने के कारण आपके
आवका हॉटेल शेरधर पानखेकर संस्था के पास श्राविक कब्जे अवल सत्यनिष्ठ-चोली नंवर ५३, पात ऑफ
नंवर नंवर ७७८/१/१, सर्वे नंवर ७९९/१/१, पेटवारी हल्का नंवर ३१ वाई नंवर १४, नगर परिषद
पानखेकी तहसील कालापौल जिला शाजापुर म.प्र. पर स्थित युक्त कब्जे कु क्षेत्रफल १००० वर्गफुट
फीट(९२.९३६ वर्गफुट) पर का मौलिक कब्जा आवेक को प्रदान करायेगा का निवेदन किया गया है।
अतः उपरोक्त आवेदन के तारतम्य में सुनावी इन्हें इस न्यायालय में पेची
११-०७-२०२२ नियत की गई है। नियत थीथे दिनांक को इन सब इस न्यायालय में पक्ष समाप्त
इन्हें अनुपस्थिति की रक्षा में प्रकरण में एकअधीन कावादी की जायेगी।

(बी.एस.बाल्मीकि)
अपर जिलाकोर्टकी
जिला शाजापुर, दिनांक २७.०६.२०२२

पू. क्र. रीटर् / २०२२ / १८२-१८३

जिला शाजापुर, दिनांक २७.०६.२०२२

APPENDIX - IV-A. E-AUCTION-PUBLIC

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE AS AN ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH THE RULES THEREOF.

Reg. Ofc.: 9th Floor, Antiriki Bhawan, 22 Kasturba Gandhi Marg

B.O.BHOPAL : 2nd/floor, 131/78, Main Road, Zone-2, MPN

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) who have mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken by the Secured Creditor, that the said immovable property is being offered for sale by the Secured Creditor as per the terms and conditions set forth in the "AS IS WHERE IS, AS IS WHAT IS AND WHO BORROWER(S)/MORTGAGOR(S), Legal Heirs, Rep. Representative, (Under Construction) and/or Assignor(s)" (since deceased) as the case may be indicated in Column no-A under Rule-(8)(6) of the Security Interest Act, 2002. The remaining 75% of the sale proceeds after deduction of sale commission and in default of such deposit, the authorized officer, PNBHFBI, and satisfy themselves in all respects prior to submitting tender/bid application form or Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the secured creditor shall have the right to sell the property at any time after the date of the receipt of the notice in Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale proceeds after deduction of sale commission and in default of such deposit, the authorized officer, PNBHFBI, and satisfy themselves in all respects prior to submitting tender/bid application form or Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the secured creditor shall have the right to sell the property at any time after the date of the receipt of the notice in Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. 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	TRUHOME FIN Head Office: Level -3, Wockhardt Towers, Tel: 1800 1 Reg.Off.: Srinivasa Tower, 1st Floor, Door No.										
APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE											
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and P with provision 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 of Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Phy Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in Details of Borrowers and Guarantors, amount due, Short Description of the immovable											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 5px;">Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers</th> <th style="text-align: center; padding: 5px;">Amount of Recovery and d of Demand Note</th> </tr> <tr> <td style="padding: 5px;"> 1.Mr. Ashok Kumar Sahu S/O Mr. Har Prasad Sahu 2.Mr. Amit Kumar Sahu S/O Mr. Ashok Kumar Sahu Address- H. NO. 1536 Ganga Nagar, Chandan Colony, Infront of Rani Durgawade School, Chandan Colony Road, Garah, Jabalpur M.P. -482003 Loan Account No. SLPHJABL0000103 </td> <td style="padding: 5px; vertical-align: top;"> Rs. 2105648/- (Rupees Twenty Lakh Five Thousand Six Hundred Four Eight Only) due payable on 05- 2024 with forth interest and incide expenses, costs o Demand Notice d 10-06-2024 </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Date of Possession & Type </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 03/06/ 2025 & Physical Possession </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Encumbranches known Not known </td> </tr> </table>	Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and d of Demand Note	1.Mr. Ashok Kumar Sahu S/O Mr. Har Prasad Sahu 2.Mr. Amit Kumar Sahu S/O Mr. Ashok Kumar Sahu Address- H. NO. 1536 Ganga Nagar, Chandan Colony, Infront of Rani Durgawade School, Chandan Colony Road, Garah, Jabalpur M.P. -482003 Loan Account No. SLPHJABL0000103	Rs. 2105648/- (Rupees Twenty Lakh Five Thousand Six Hundred Four Eight Only) due payable on 05- 2024 with forth interest and incide expenses, costs o Demand Notice d 10-06-2024	Date of Possession & Type		03/06/ 2025 & Physical Possession		Encumbranches known Not known		
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All that piece and parcel of immovable property Residential House No. 62, Admeasurin Situated at -Village Rusali, (Ratan Colony) Ward No. 75 Tehsil - Huzur Distt. Bhopal (M.P.) :- Property of Santosh Mehara											
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All the piece and parcels of Residential House No. 39, Part of Nagar Palika Serial Number (M.P.) Total admeasuring Plot Area is 1056 Sq.Ft. OR 98.141 Sq. Mtr.. Bounded by : East South: Road (Public Way),											
1) For detailed terms and conditions of the sale, please refer the website of Truhome 2) The intending bidders have to submit their EMD amount to be deposited by BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT											
Place : Jabalpur/Shajapur Date : 09-07-2025											

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