



**IDBI Trusteeship Services Ltd**

**CIN : U65991MH2001GOI131154**

**Registered Office:** Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate,  
Mumbai, Maharashtra – 400 001. Phone: 022 40807000, Fax: 022 66311776.

**APPENDIX- IV-A**  
**[As per Proviso to Rule 8(6) read with 9(1)]**

**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 provisos to Rule 8(6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower(s) and Guarantor(s) in particular that the below described immovable and movable properties hypothecated/mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of IDBI Trusteeship Services Limited (“**Debenture Trustee**”), acting in its capacity as Debenture Trustee in trust and for the benefit of Debenture Holders under the Debenture Trust Deed cum Mortgage Deed dated 7<sup>th</sup> April 2014 (“**DTD**”) executed by and between Appu Hotels Limited (“**Borrower**”), Dharani Developers Private Limited and Debenture Trustee read with Debenture Trustee Agreement dated 27<sup>th</sup> March 2014 (“**DTA**”) being the Secured Creditor (acting on instructions of the Debenture Holders), will be sold on “As is where is”, “As is what is”, “Whatever there is” & “no recourse” basis on **3<sup>rd</sup> August 2022**, for recovery of **Rs.73,54,97,737/- (Rupees Seventy Three Crore Fifty four Lakh Ninety Seven Thousand Seven Hundred and Thirty Seven Only)** as on **30<sup>th</sup> November 2019** together with interest at contractual rates and other charges/expenses/costs, thereon, which is due to Debenture Trustee viz. Secured Creditor from **Appu Hotels Limited ("BORROWER") Dharani Developers Private Limited (“Guarantor No.1/DDPL”), Dr. Palani G Periasamy (“Guarantor No.2”) and Mrs. Visalakshi G Periasamy (“Guarantor No.3”).**

The **Reserve Price** and earnest money deposit for each property shall be as follows:

<b>Lots</b>	<b>Reserve Price (In Rupees)</b>	<b>Earnest Money Deposit</b>	<b>Bid Increment</b>	<b>Date and time of Inspection</b>	<b>Date and time of Auction</b>
<b><u>Lot 1</u></b> All 20 flats as per the description given below	6450 /sq.ft.			<b>22<sup>nd</sup> July 2022 11 AM to 5 PM</b>	<b>3<sup>rd</sup> August 2022, 11 AM to 12 Noon.</b>
<b><u>Lot 2</u></b>	6600 /sq.ft.				

3 or more flats out of the 20 flats as per the description given below		10% of Reserve Price	2% of Reserve Price		
<b>Lot 3</b> 1-2 flats out of the 20 flats as per the description given below	6,800 / Sq.ft.				

**\*Preference shall be given to Lot 1 over Lot 2 and Lot 3, and in case there is no bids under Lot 1, then preference shall be given to Lot 2 over Lot 3.**

**Description of the Movable and Immovable Properties:**

20 Flats, more particularly as described below situated at tower B & C forming part of PGP Oaks along with all amenities both present and future including stilt car parking , situated on the Land/Plots more particularly described in the **Schedule A**, along with all Buildings, structures and fixtures, constructed there on both present and future together with the receivables received or to be received by DDPL or any other person arising out of the sale and booking of the units in Tower B & C .

Flat number	Area ( in sqft)	Undivided Share of Land (UDS) (in sqft)
B B204	982.0	575.7
B207	1,267.0	742.8
B303	1,316.0	771.5
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C408	972.0	569.9
C201	1,366.0	800.9
C203	1,329.0	779.2

For detailed terms and conditions of the sale, please refer to the link provided in the Secured Creditor's website i.e. [www.idbitrustee.com](http://www.idbitrustee.com)

**Date: 13.07.2022**

**Place: Mumbai/Chennai**

**Sd/-**

**Authorized Officer**

**IDBI Trusteeship Services Limited**

**Phone: 022 40807016/27**

**Schedule-A: Description of Land on which the Flats are situated**

**ITEM NO.1**

All that piece and parcel of land bearing **Plot No.1** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	Plot No.11
South by	:	Adyar River
East by	:	Plot No.2
West by	:	S.No.354

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	60 Feet
North to South on the western side	:	53 Feet

measuring to an extent of **1836 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

**ITEM NO.2**

All that piece and parcel of land bearing **Plot No.2** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	Plot No.11 and 20 Feet Private Road
South by	:	Adyar River
East by	:	Plot No.3
West by	:	Plot No.1

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	32 Feet
North to South on the eastern side	:	62 Feet
North to South on the western side	:	60 Feet

measuring to an extent of **1982 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.3**

All that piece and parcel of land bearing **Plot No.3** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.4
West by	:	Plot No.2

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	66 Feet
North to South on the western side	:	62 Feet

measuring to an extent of **2080 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.4**

All that piece and parcel of land bearing **Plot No.4** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.5
West by	:	Plot No.3

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	70 Feet
North to South on the western side	:	66 Feet

measuring to an extent of **2210 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.5**

All that piece and parcel of land bearing **Plot No.5** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.6
West by	:	Plot No.4

admeasuring

East to West on the northern side	:	74 Feet
East to West on the southern side	:	70 Feet
North to South on the eastern side	:	32 Feet
North to South on the western side	:	33 Feet

measuring to an extent of **2390 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.6**

All that piece and parcel of land bearing **Plot No.6** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.7
West by	:	Plot No.5

admeasuring

East to West on the northern side	:	78 Feet
East to West on the southern side	:	74 Feet
North to South on the eastern side	:	32 Feet
North to South on the western side	:	33 Feet

measuring to an extent of **2470 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.7**

All that piece and parcel of land bearing **Plot No.7** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.8
West by	:	Plot No.6

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	82 Feet
North to South on the western side	:	78 Feet

measuring to an extent of **2600 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.8**

All that piece and parcel of land bearing **Plot No.8** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.
West by	:	Plot No.7

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	84 Feet
North to South on the western side	:	82 Feet

measuring to an extent of **2697 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.9**

All that piece and parcel of land bearing **Plot No.9** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.10
West by	:	Plot No.8

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	88 Feet
North to South on the western side	:	84 Feet

measuring to an extent of **2798 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.10**

All that piece and parcel of land bearing **Plot No.10** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Land Belonging to Vendors
West by	:	Plot No.9

admeasuring

East to West on the northern side	:	37 Feet 6 Inches
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	90 Feet
North to South on the western side	:	88 Feet

measuring to an extent of **3137 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.11**

All that piece and parcel of land bearing **Plot No.11** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	S.No.353/8
South by	:	Plot Nos.1 & 2
East by	:	20 Feet Road
West by	:	S.Nos.353/8 & 354

admeasuring

East to West on the northern side	:	50 Feet
East to West on the southern side	:	50 Feet
North to South on the eastern side	:	20 Feet
North to South on the western side	:	20 Feet

measuring to an extent of **1000 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.12**

All that piece and parcel of land measuring 2 Grounds or **4800 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/8 Part, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by	:	33 Feet Road
South by	:	Land belonging to Dharani Developers Pvt. Ltd.
East by	:	Remaining Land in New S.No.353/8
West by	:	Vendor's Land

admeasuring

East to West on the northern side	:	106.2 Feet
East to West on the southern side	:	106.2 Feet
North to South on the eastern side	:	45.3 Feet
North to South on the western side	:	45.3 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.13**

All that piece and parcel of land measuring 2 Grounds or **4800 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/8 Part, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by : Vendor's Land  
South by : Land belonging to Dharani Developers Pvt. Ltd.  
East by : Land belonging to Dharani Developers Pvt. Ltd.  
West by : Vendor's Land

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.14**

All that piece and parcel of land measuring 1 Ground or **2400 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/7, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by : 33 Feet Road  
South by : Land belonging to Dharani Developers Pvt. Ltd.  
East by : Land belonging to Dharani Developers Pvt. Ltd.  
West by : Land in S.No.354

admeasuring

East to West on the northern side : 60 Feet  
East to West on the southern side : 60 Feet  
North to South on the eastern side : 40 Feet  
North to South on the western side : 40 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.15**

All that piece and parcel of land measuring **6637 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : 33 Feet Road  
South by : Land belonging to Dharani Developers Pvt. Ltd.

East by : T.N.H.B. Pumping Station  
West by : Land belonging to Mr.W.M.M.Mubarak  
admeasuring

East to West on the northern side : 37 Feet 03 Inches  
East to West on the southern side : 55 Feet 03 Inches  
North to South on the eastern side : 120 Feet 00 Inches  
North to South on the western side : 116 Feet 09 Inches

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

#### **ITEM NO.16**

All that piece and parcel of land measuring **6260 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : Land belonging to M/s. Dharani Developers Pvt. Ltd., Vendors  
Land, Land belonging to Vishal Builders and Land belonging  
to WMM Mubarak  
South by : Land belonging to Dharani Developers Pvt. Ltd.  
East by : 33 Feet Road  
West by : Land belonging to Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 313 Feet  
East to West on the southern side : 313 Feet  
North to South on the eastern side : 20 Feet  
North to South on the western side : 20 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.17**

All that piece and parcel of land measuring **3000 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : Land belonging to DDPL  
South by : Adyar River  
East by : Kabilar Street  
West by : Land belonging to M/s.Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 33 Feet  
East to West on the southern side : 33 Feet  
North to South on the eastern side : 92 Feet  
North to South on the western side : 90 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.18**

All that piece and parcel of land measuring **4800 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : 33 Feet Road  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Land belonging to M/s. Vishal Builders  
West by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 44.5 Feet  
East to West on the southern side : 44.5 Feet  
North to South on the eastern side : 110 Feet  
North to South on the western side : 105.94 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.19**

- i) All that piece and parcel of vacant house site situated at Kabilar Street, Kodambakkam Village comprised in T.S.No.47/6 as per Patta, measuring **4800 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central, bounded on the:

North by : 33 Feet Road  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
West by : Item No.(ii) Property i.e., T.S.No.47/5

comprised in T.S.No.47/6 of Kodambakkam Village as per bearing C.A.No.119/05, Block No.133, Mambalam Guindy Taluk, previously Survey Nos.352/13 and 353/8, Old Survey Nos.353/2 Part, 352/3 B Part and 352/4 Part

admeasuring

East to West on the northern side : 41 Feet 6 Inches  
East to West on the southern side : 41 Feet 8 Inches  
North to South on the eastern side : 116 Feet 9 Inches  
North to South on the western side : 114 Feet 6 Inches

with total extent of about 4800 sq. ft.

- ii) All that piece and parcel of vacant house site situated at Kabilar Street, Kodambakkam Village comprised in T.S.No.47/5 as per Patta, measuring **2400 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central, bounded on the:

North by : 33 Feet Road  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Item No.(i) Property i.e., T.S.No.47/6  
West by : Land belonging to M/s. Vishal Builders

comprised in T.S.No.47/5 of Kodambakkam Village as per bearing C.A.No.119/05, Block No.133, Mambalam Guindy Taluk, previously Survey Nos.352/13 and 353/8, Old Survey Nos.353/2 Part, 352/3 B Part and 352/4 Part

admeasuring

East to West on the northern side : 21 Feet  
East to West on the southern side : 21 Feet  
North to South on the eastern side : 114 Feet 6 Inches

North to South on the western side : 113 Feet 6 Inches  
With total extent of about 2400 sq. ft.

**ITEM NO.20**

All that piece of vacant land measuring total extent of **6600 sq. ft.** comprised in Survey Nos.352/13 and 353/8 as per extract of land register S.F.No.47/7, Old S.Nos.353/1 part, 352/3A and 3B Part, 352/4 Part, T.S.No.47/7, Block No.133 of Kodambakkam Village, bearing Plot Nos.C and D, situated in Kabilar Street, Ashok Nagar, Chennai, and bounded on the

North by : 33 Feet Road (Kabilar Street)  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
West by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

**ITEM NO.21**

All that piece and parcel of land bearing Plot No.12, measuring to an extent of **2700 sq. ft.** comprised in Survey Nos.354/2, situated at Kodambakkam Village, Mambalam Guindy Taluk, Chennai City Corporation and bounded on the

North by : 24 Feet Layout Road and 30 Feet Road  
South by : Adyar River  
East by : 30 Feet Road and Plot No.13  
West by : Plot No.11

admeasuring

East to West on the northern side : 63 Feet  
East to West on the southern side : 65 ½ Feet  
North to South on the eastern side : 34 Feet  
North to South on the western side : 39 Feet

measuring to an extent of 2700 sq. ft. within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

**Date: 13.07.2022**  
**Place: Mumbai/Chennai**

**Sd/-**  
**Authorised Officer**  
**IDBI Trusteeship Services Limited**  
**Phone: 022 40807016/27**



**IDBI Trusteeship Services Ltd**

**CIN : U65991MH2001GOI131154**

**Registered Office:** Asian Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate,  
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Notice is hereby given to the public in general and to the Borrower(s) and Guarantor(s) in particular that the below described immovable and movable properties hypothecated/mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of IDBI Trusteeship Services Limited (“**Debenture Trustee**”), acting in its capacity as Debenture Trustee in trust and for the benefit of Debenture Holders under the Debenture Trust Deed cum Mortgage Deed dated 7<sup>th</sup> April 2014 (“**DTD**”) executed by and between Appu Hotels Limited (“**Borrower**”), Dharani Developers Private Limited and Debenture Trustee read with Debenture Trustee Agreement dated 27<sup>th</sup> March 2014 (“**DTA**”) being the Secured Creditor (acting on instructions of the Debenture Holders), will be sold on “As is where is”, “As is what is”, “Whatever there is” & “no recourse” basis on **3<sup>rd</sup> August 2022**, for recovery of **Rs.73,54,97,737/- (Rupees Seventy Three Crore Fifty four Lakh Ninety Seven Thousand Seven Hundred and Thirty Seven Only)** as on **30<sup>th</sup> November 2019** together with interest at contractual rates and other charges/expenses/costs, thereon, which is due to Debenture Trustee viz. Secured Creditor from **Appu Hotels Limited ("BORROWER") Dharani Developers Private Limited (“Guarantor No.1/DDPL”), Dr. Palani G Periasamy (“Guarantor No.2”) and Mrs. Visalakshi G Periasamy (“Guarantor No.3”).**

The **Reserve Price** and earnest money deposit for each property shall be as follows:

<b>Lots</b>	<b>Reserve Price (In Rupees)</b>	<b>Earnest Money Deposit</b>	<b>Bid Increment</b>	<b>Date and time of Inspection</b>	<b>Date and time of Auction</b>
<b><u>Lot 1</u></b> All 20 flats as per the description given below	6450 /sq.ft.			<b>22<sup>nd</sup> July 2022 11 AM to 5 PM</b>	<b>3<sup>rd</sup> August 2022, 11 AM to 12 Noon.</b>
<b><u>Lot 2</u></b>	6600 /sq.ft.				

3 or more flats out of the 20 flats as per the description given below		10% of Reserve Price	2% of Reserve Price		
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**Description of the Movable and Immovable Properties:**

20 Flats, more particularly as described below situated at tower B & C forming part of PGP Oaks along with all amenities both present and future including stilt car parking , situated on the Land/Plots more particularly described in the **Schedule A**, along with all Buildings, structures and fixtures, constructed there on both present and future together with the receivables received or to be received by DDPL or any other person arising out of the sale and booking of the units in Tower B &C .

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B407	1,267.0	742.8
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For detailed terms and conditions of the sale, please refer to the link provided in the Secured Creditor's website i.e. [www.idbitrustee.com](http://www.idbitrustee.com)

**Date: 13.07.2022**

**Place: Mumbai/Chennai**

**Sd/-**

**Authorized Officer**

**IDBI Trusteeship Services Limited**

**Phone: 022 40807016/27**

**Schedule-A: Description of Land on which the Flats are situated**

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admeasuring

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measuring to an extent of **1836 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

**ITEM NO.2**

All that piece and parcel of land bearing **Plot No.2** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	Plot No.11 and 20 Feet Private Road
South by	:	Adyar River
East by	:	Plot No.3
West by	:	Plot No.1

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	32 Feet
North to South on the eastern side	:	62 Feet
North to South on the western side	:	60 Feet

measuring to an extent of **1982 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.3**

All that piece and parcel of land bearing **Plot No.3** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.4
West by	:	Plot No.2

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	66 Feet
North to South on the western side	:	62 Feet

measuring to an extent of **2080 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.4**

All that piece and parcel of land bearing **Plot No.4** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.5
West by	:	Plot No.3

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	70 Feet
North to South on the western side	:	66 Feet

measuring to an extent of **2210 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.5**

All that piece and parcel of land bearing **Plot No.5** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.6
West by	:	Plot No.4

admeasuring

East to West on the northern side	:	74 Feet
East to West on the southern side	:	70 Feet
North to South on the eastern side	:	32 Feet
North to South on the western side	:	33 Feet

measuring to an extent of **2390 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.6**

All that piece and parcel of land bearing **Plot No.6** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.7
West by	:	Plot No.5

admeasuring

East to West on the northern side	:	78 Feet
East to West on the southern side	:	74 Feet
North to South on the eastern side	:	32 Feet
North to South on the western side	:	33 Feet

measuring to an extent of **2470 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.7**

All that piece and parcel of land bearing **Plot No.7** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	20 Feet Road
South by	:	Adyar River
East by	:	Plot No.8
West by	:	Plot No.6

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	82 Feet
North to South on the western side	:	78 Feet

measuring to an extent of **2600 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.8**

All that piece and parcel of land bearing **Plot No.8** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.
West by	:	Plot No.7

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	84 Feet
North to South on the western side	:	82 Feet

measuring to an extent of **2697 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.9**

All that piece and parcel of land bearing **Plot No.9** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Plot No.10
West by	:	Plot No.8

admeasuring

East to West on the northern side	:	32 Feet
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	88 Feet
North to South on the western side	:	84 Feet

measuring to an extent of **2798 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.10**

All that piece and parcel of land bearing **Plot No.10** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	Proposed 20 Feet Road
South by	:	Adyar River
East by	:	Land Belonging to Vendors
West by	:	Plot No.9

admeasuring

East to West on the northern side	:	37 Feet 6 Inches
East to West on the southern side	:	33 Feet
North to South on the eastern side	:	90 Feet
North to South on the western side	:	88 Feet

measuring to an extent of **3137 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.11**

All that piece and parcel of land bearing **Plot No.11** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.353/12, 13, and 353/8, bounded on the

North by	:	S.No.353/8
South by	:	Plot Nos.1 & 2
East by	:	20 Feet Road
West by	:	S.Nos.353/8 & 354

admeasuring

East to West on the northern side	:	50 Feet
East to West on the southern side	:	50 Feet
North to South on the eastern side	:	20 Feet
North to South on the western side	:	20 Feet

measuring to an extent of **1000 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.12**

All that piece and parcel of land measuring 2 Grounds or **4800 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/8 Part, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by	:	33 Feet Road
South by	:	Land belonging to Dharani Developers Pvt. Ltd.
East by	:	Remaining Land in New S.No.353/8
West by	:	Vendor's Land

admeasuring

East to West on the northern side	:	106.2 Feet
East to West on the southern side	:	106.2 Feet
North to South on the eastern side	:	45.3 Feet
North to South on the western side	:	45.3 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.13**

All that piece and parcel of land measuring 2 Grounds or **4800 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/8 Part, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by : Vendor's Land  
South by : Land belonging to Dharani Developers Pvt. Ltd.  
East by : Land belonging to Dharani Developers Pvt. Ltd.  
West by : Vendor's Land

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.14**

All that piece and parcel of land measuring 1 Ground or **2400 sq. ft.** comprised in Survey Nos.353/2 Part, 352/4 Part and 352/3B Part, New S.No.353/7, T.S.No.47/2, Block No.133, as per Town Survey Land Register, situated at Kodambakkam Village, Mambalam Guindy Taluk, Kabilar Street, Jaffarkhanpet, Kodambakkam and bounded on the

North by : 33 Feet Road  
South by : Land belonging to Dharani Developers Pvt. Ltd.  
East by : Land belonging to Dharani Developers Pvt. Ltd.  
West by : Land in S.No.354

admeasuring

East to West on the northern side : 60 Feet  
East to West on the southern side : 60 Feet  
North to South on the eastern side : 40 Feet  
North to South on the western side : 40 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.15**

All that piece and parcel of land measuring **6637 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : 33 Feet Road  
South by : Land belonging to Dharani Developers Pvt. Ltd.

East by : T.N.H.B. Pumping Station  
West by : Land belonging to Mr.W.M.M.Mubarak  
admeasuring

East to West on the northern side : 37 Feet 03 Inches  
East to West on the southern side : 55 Feet 03 Inches  
North to South on the eastern side : 120 Feet 00 Inches  
North to South on the western side : 116 Feet 09 Inches

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

#### **ITEM NO.16**

All that piece and parcel of land measuring **6260 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : Land belonging to M/s. Dharani Developers Pvt. Ltd., Vendors  
Land, Land belonging to Vishal Builders and Land belonging  
to WMM Mubarak  
South by : Land belonging to Dharani Developers Pvt. Ltd.  
East by : 33 Feet Road  
West by : Land belonging to Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 313 Feet  
East to West on the southern side : 313 Feet  
North to South on the eastern side : 20 Feet  
North to South on the western side : 20 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.17**

All that piece and parcel of land measuring **3000 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : Land belonging to DDPL  
South by : Adyar River  
East by : Kabilar Street  
West by : Land belonging to M/s.Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 33 Feet  
East to West on the southern side : 33 Feet  
North to South on the eastern side : 92 Feet  
North to South on the western side : 90 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.18**

All that piece and parcel of land measuring **4800 sq. ft.** in Kabilar Street, Kodambakkam Village, comprised in Survey Nos.352/12, 13, and 353/8, previously S.No.353/2, 352/4 Part and 352/3B Part, T.S.No.47, Block No.133, bounded on the

North by : 33 Feet Road  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Land belonging to M/s. Vishal Builders  
West by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

admeasuring

East to West on the northern side : 44.5 Feet  
East to West on the southern side : 44.5 Feet  
North to South on the eastern side : 110 Feet  
North to South on the western side : 105.94 Feet

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

### **ITEM NO.19**

- i) All that piece and parcel of vacant house site situated at Kabilar Street, Kodambakkam Village comprised in T.S.No.47/6 as per Patta, measuring **4800 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central, bounded on the:

North by : 33 Feet Road  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
West by : Item No.(ii) Property i.e., T.S.No.47/5

comprised in T.S.No.47/6 of Kodambakkam Village as per bearing C.A.No.119/05, Block No.133, Mambalam Guindy Taluk, previously Survey Nos.352/13 and 353/8, Old Survey Nos.353/2 Part, 352/3 B Part and 352/4 Part

admeasuring

East to West on the northern side : 41 Feet 6 Inches  
East to West on the southern side : 41 Feet 8 Inches  
North to South on the eastern side : 116 Feet 9 Inches  
North to South on the western side : 114 Feet 6 Inches

with total extent of about 4800 sq. ft.

- ii) All that piece and parcel of vacant house site situated at Kabilar Street, Kodambakkam Village comprised in T.S.No.47/5 as per Patta, measuring **2400 sq. ft.** within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central, bounded on the:

North by : 33 Feet Road  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Item No.(i) Property i.e., T.S.No.47/6  
West by : Land belonging to M/s. Vishal Builders

comprised in T.S.No.47/5 of Kodambakkam Village as per bearing C.A.No.119/05, Block No.133, Mambalam Guindy Taluk, previously Survey Nos.352/13 and 353/8, Old Survey Nos.353/2 Part, 352/3 B Part and 352/4 Part

admeasuring

East to West on the northern side : 21 Feet  
East to West on the southern side : 21 Feet  
North to South on the eastern side : 114 Feet 6 Inches

North to South on the western side : 113 Feet 6 Inches  
With total extent of about 2400 sq. ft.

**ITEM NO.20**

All that piece of vacant land measuring total extent of **6600 sq. ft.** comprised in Survey Nos.352/13 and 353/8 as per extract of land register S.F.No.47/7, Old S.Nos.353/1 part, 352/3A and 3B Part, 352/4 Part, T.S.No.47/7, Block No.133 of Kodambakkam Village, bearing Plot Nos.C and D, situated in Kabilar Street, Ashok Nagar, Chennai, and bounded on the

North by : 33 Feet Road (Kabilar Street)  
South by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
East by : Land belonging to M/s. Dharani Developers Pvt. Ltd.  
West by : Land belonging to M/s. Dharani Developers Pvt. Ltd.

within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

**ITEM NO.21**

All that piece and parcel of land bearing Plot No.12, measuring to an extent of **2700 sq. ft.** comprised in Survey Nos.354/2, situated at Kodambakkam Village, Mambalam Guindy Taluk, Chennai City Corporation and bounded on the

North by : 24 Feet Layout Road and 30 Feet Road  
South by : Adyar River  
East by : 30 Feet Road and Plot No.13  
West by : Plot No.11

admeasuring

East to West on the northern side : 63 Feet  
East to West on the southern side : 65 ½ Feet  
North to South on the eastern side : 34 Feet  
North to South on the western side : 39 Feet

measuring to an extent of 2700 sq. ft. within the Sub Registration District of Ashok Nagar and Registration District of Chennai Central.

**Date: 13.07.2022**  
**Place: Mumbai/Chennai**

**Sd/-**  
**Authorised Officer**  
**IDBI Trusteeship Services Limited**  
**Phone: 022 40807016/27**