



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 and II-A [As per Proviso to Rule 8(6)] and 6(2)]

SALE NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES

Public Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 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 properties 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 7th April 2014 ("DTD") executed by and between Appu Hotels Limited ("Borrower"), Dharani Developers Private Limited and Debenture Trustee read with Debenture Trustee Agreement dated 27th 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 25th February 2020, 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 30th 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:

Lots	Reserve Price (In Rupees)	Earnest Money Deposit (In Rupees)	Bid Increment	Date of Inspection	Date of Auction
Lot 1	25,00,00,000/-	2,50,00,000/-	2% of Reserve Price	28th January 2020 Between 3 PM to 4 PM.	25th February 2020 From 2.00 pm to 3.00 pm
Lot 2	31,70,00,000/-	3,17,00,000/-			
Lot 3 (Lot 1 & 2)	56,70,00,000/-	5,67,00,000/-			

Description of the Movable and Immovable Properties:

Lot 1	Tower A forming part of PGP Oaks, situated on the Land/Plots more particularly described in the Schedule to this Notice, along with all Buildings, structures/ fixtures and Units, 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 A.
Lot 2	Tower B & C forming part of PGP Oaks, situated on the Land/Plots more particularly described in the Schedule to this Notice, along with all Buildings, structures/ fixtures and Units, 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.
Lot-3	Lot 1 and 2 together

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.

Date: 17.01.2020
Place: Mumbai

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

Schedule: Description of Land on which the Towers 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.47/5 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 1/2 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: 17.01.2020
Place: Mumbai

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