



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)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Public Notice for Sale of the Secured Asset being 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), Guarantor(s) and Mortgagor(s) in particular that the below described immovable assets 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 (**"Guarantor & Mortgagor"**) 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 **17th March 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 the Debenture Trustee viz. Secured Creditor from **Appu Hotels Limited ("BORROWER")**, **Dharani Developers Private Limited ("Guarantor & Mortgagor /DDPL")**, **Dr. Palani G Periasamy ("Guarantor")** and **Mrs. Visalakshi G Periasamy ("Guarantor")**.

The **Reserve Price** and earnest money deposit for the immovable assets shall be as follows:

Land Plots	Reserve Price (In Rupees)	Earnest Money Deposit	Bid Increment	Date of Inspection	Date of Auction
All 14 Plots	1,561 / Sq.ft.	10% of Reserve Price	2% of Reserve Price	2 nd March 2020 From 11 AM to 1 PM.	17 th March 2020 From 11:00 AM to 12:00 Noon
5 or more Plots	1,617 / Sq.ft.	10% of Reserve Price			
Less than 5 Plots	1,702 / Sq.ft.	10% of Reserve Price			

Description of the Secured Asset being immovable assets:

14 Plots of land totally admeasuring 35,243 Sq.ft. situated at Viscose Park, Coimbatore, as more particularly described Plot wise in the **Schedule - 1** hereto, and shown in the Viscose Park Map at **Schedule –II to the detail terms and conditions of the sale .**

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: 10.02.2020
Place: Mumbai

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

Schedule – 1

Detail description of the Secured Assets being 14 Plots of land

Plot – 1:-

All that piece and parcel of the property being the land bearing **Plot No. C-11**, admeasuring an extent of **2244 sq. ft. or 5 Cents 66 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Veha Reserve Land for trees
East by	:	30 Feet North South Road
South by	:	Site No. C-10
West by	:	Layout Park No. 1

Measuring

62-1/2 Feet	:	East to West on the North
29 Feet	:	North to South on the East
60 Feet	:	East to West on the South
46 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 2:-

All that piece and parcel of the property being the land bearing **Plot No. C-12**, admeasuring an extent of **1766 sq. ft. or 4 Cents 24 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Veha Reserve Land for trees
East by	:	Site No. C-16
South by	:	Site No. C-13
West by	:	30 Feet North South Road

Measuring

62 $\frac{3}{4}$ Feet	:	East to West on the North
19 $\frac{3}{4}$ Feet	:	North to South on the East
60 Feet	:	East to West on the South
39 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 3:-

All that piece and parcel of the property being the land bearing **Plot No. C-13**, admeasuring an extent of **2100 sq. ft. or 4 Cents 358 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Site No. C-12
East by	:	Site No. C-16
South by	:	Site No. C-14
West by	:	30 Feet North South Road

Measuring

60 Feet	:	East to West on the North
35 Feet	:	North to South on the East
60 Feet	:	East to West on the South
35 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 4:-

All that piece and parcel of the property being the land bearing **Plot No. C-14**, admeasuring an extent of **2387 sq. ft. or 5 Cents 209 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Site No. C-13
East by	:	Site No. C-15
South by	:	23 Feet East West Road
West by	:	30 Feet North South Road

Measuring

60 Feet	:	East to West on the North
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40 Feet	:	North to South on the East
55 Feet	:	East to West on the South
35 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 5:-

All that piece and parcel of the property being the land bearing **Plot No. C-15**, admeasuring an extent of **2387 sq. ft. or 5 Cents 209 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Site No. C-16
East by	:	23 Feet North South Road
South by	:	23 Feet East West Road
West by	:	Site No. C-14

Measuring

60 Feet	:	East to West on the North
35 Feet	:	North to South on the East
55 Feet	:	East to West on the South
40 Feet	:	North to South on the West
7 Feet	:	South East Corner

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 6:-

All that piece and parcel of the property being the land bearing **Plot No. C-16**, admeasuring an extent of **3463 sq. ft. or 7 Cents 414 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Veha Reserve land for trees
East by	:	Site No. C-17
South by	:	Site No. C-15 and 23 Feet North South Road
West by	:	Site No. C-12 and C-13

Measuring

86 ½ Feet	:	East to West on the North
28 ½ Feet	:	North to South on the East
83 Feet	:	East to West on the South
54 ¾ Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 7:-

All that piece and parcel of the property being the land bearing **Plot No. C-17**, admeasuring an extent of **2852 sq. ft. or 6 Cents 239 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Veha Reserve land for trees
East by	:	Veha Reserve land for trees
South by	:	23 Feet East West Road
West by	:	23 Feet North South Road

Measuring

55 Feet	:	East to West on the North
54 Feet	:	North to South on the East
35-1/4 Feet	:	East to West on the South
58-1/2 Feet	:	North to South on the West
7 Feet	:	South West Corner

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 8:-

All that piece and parcel of the property being the land bearing **Plot No. C-18**, admeasuring an extent of **3427 sq. ft. or 7 Cents 378 sq. ft.** comprised in **S.F No. 702/3**, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	23 Feet East West Road
East by	:	Veha Reserve land for trees
South by	:	Veha Reserve land for trees
West by	:	Site No. C-19

Measuring

54 Feet	:	East to West on the North
87 Feet	:	North to South on the East
32-1/4 Feet	:	East to West on the South
74-3/4 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 9:-

All that piece and parcel of the property being the land bearing **Plot No. C-19**, admeasuring an extent of **3569 sq. ft. or 8 Cents 85 sq. ft.** comprised in S.F No. 702/3, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	23 Feet East West Road
East by	:	Site No. C-18
South by	:	Veha Reserve land for trees
West by	:	Site No. C-20

Measuring

50 Feet	:	East to West on the North
74-3/4 Feet	:	North to South on the East
56 Feet	:	East to West on the South
59 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 10:-

All that piece and parcel of the property being the land bearing **Plot No. C-20**, admeasuring an extent of **1934 sq. ft. or 4 Cents 192 sq. ft.** comprised in S.F No. 702/3 and 703/1, in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	23 Feet East West Road
East by	:	Site No. C-19
South by	:	Veha Reserve land for trees
West by	:	Site No. C-21

Measuring

34 Feet	:	East to West on the North
59 Feet	:	North to South on the East
31 Feet	:	East to West on the South
60 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 11:-

Registration District	:	Coimbatore
Registration Sub District	:	Gandhipuram
Taluk	:	Coimbatore North
Village	:	No. 12, Kalapatti

S.F. No. 717/2A along with other neighboring fields a layout approved by the director of Town and Country Planning Layout approval No. D.T.P. No. 770/91 the **Site No. C-30**
Boundaries of the **Site No. C-30**

North by	:	30 Feet East West Road
East by	:	Site No. C-31
South by	:	Site No. C-29
West by	:	40 Feet North South Road

Measuring

45 Feet	:	East to West on the North
50 Feet	:	East to West on the South
40 Feet	:	North to South on the East
35 Feet	:	North to South on the West
7 feet	:	North to West corner

and the area admeasuring **1987 sq. ft., or 4 Cents 245 sq. ft.**, of Vacant Land together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 12:-

All that piece and parcel of the property being the land bearing **Plot No. C-57**, admeasuring an extent of **2510 sq. ft. or 5 Cents 332 sq. ft.** comprised in S.F No. 703/1 in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Site No. C-65
East by	:	Veha Reserve land for trees
South by	:	Site No. C-58
West by	:	30 Feet North South Road

Measuring

63 ¼ Feet	:	East to West on the North
40 Feet	:	North to South on the East
62 ¼ Feet	:	East to West on the South
40 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot – 13:-

All that piece and parcel of the property being the land bearing **Plot No. C-61**, admeasuring an extent of **2360 sq. ft. or 5 Cents 182 sq. ft.** comprised in S.F No. 703/1 in the land described in Annex - 1, delineated in the Layout Plan annexed, bounded on the

North by	:	Site No. C-60
East by	:	Veha Reserve land for trees
South by	:	Site No. C-62
West by	:	30 Feet North South Road

Measuring

59 ½ Feet	:	East to West on the North
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40 Feet	:	North to South on the East
58 ½ Feet	:	East to West on the South
40 Feet	:	North to South on the West

together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road. The Property is situated in Kalapatti Town Panchayat.

Plot -14:-

Registration District	:	Coimbatore
Registration Sub District	:	Gandhipuram
Taluk	:	Coimbatore North
Village	:	No. 12, Kalapatti

Site No. C-64 comprised in S.F. No. 703/1 and 704/1 along with other neighbouring fields a layout approved by the director of Town and Country Planning Layout approval No. D.T.P. No. 770/91 the Site No. C-64 belonged to the Vendor as per the Doc. No. 4246 of 1995.

Boundaries of the Site No. C-64

North by	:	Site No. C-63
East by	:	30 Feet East West Road
South by	:	Veha reserve Land for trees
West by	:	30 Feet North South Road

Measuring

37 Feet	:	East to West on the North
56-1/2 Feet	:	East to West on the South
40 Feet	:	North to South on the East
35 Feet	:	North to South on the West
7 Feet	:	South to West corner

and the area ad measuring **2257 sq. ft., or 5 Cents 79 sq. ft.**, of Vacant Land together with the right to use the Layout Road, to take water from layout bore-well and also other common rights, facilities of the layout with all easements, the right of way across S.F. No. 717/1B to go to Kaikolapalayam Road.

Annex – 1

DESCRIPTION OF THE ENTIRE LAND PARCEL OF WHICH THE 14 PLOTS OF LAND ARE PARTS

In Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, No. 12 Kalapatti Village, Lands in Survey Nos.

S. No	S.F. No	Extent in Acre
1.	702/3	1.17
2.	703/1	2.04
3.	704/1	2.01
4.	713/3A	0.38

5.	713/3B	1.03
6.	713/3C	0.50
7.	713/3D	0.48
8.	717/2A	0.79
9.	717/2B	1.37
10.	717/3A	0.88
11.	717/3B	1.41
12.	717/2C	0.02
Total		12.08

In addition to the above in S.F. No. 717/1B, 81.11 Cents are acquired from Mr.C.G.Dhandapani as per Document No. 2764/1991 dated 16.05.1991 registered at the Office of Sub Registrar Gandhipuram and Provided for public Road.

Boundaries of the Land

North by	:	S.F. No. 718/1 Kuttai Land 702/2 Agri Land
East by	:	S.F. Nos. 700, 703/2, 3, 4, 704/2A Agri Lands
South by	:	S.F. No. 711 Part and 712 Part Agri Land
West by	:	S.F. No. 713/2 Agri Land, 717/1B Part

within the above boundaries the total acre of lands more or less 12.89 acres with all easements in respect of pathways, Roads, Water Courses etc., layout approved by Director of Town & Country Planning Layout approval D.T.P. No. 770/91.

Date: 10.02.2020
Place: Mumbai

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