

E – AUCTION SALE
of

HOUSE AND GROUND

**Old No. 3, New No. 24 Mannar Street, Park Town, Chennai – 600003 and
Door No.9 (earlier Door No.10), Thanja Murugappa Street, Park Town,
Chennai-600 003**

UNDER INSTRUCTIONS FROM

M/s. Sree Sankeshwara Foundations And Investment

---- Mortgagee

AT THE RISK OF

Mrs. J.Geetha

---- Mortgagor(s)

MURRAY & CO.,

Will sell by public online auction on the portal www.murrays.in

On Monday day the 6th October 2025.

Auction Id: E911/25/B001

Starting at 2:00 p.m, Ending at 4:00 p.m*

*** Subject to Auto-extensions**

Schedule of the Property

Item No.1: All that piece and parcel of House , ground and premises bearing Old Door No.3,New No.24,Mannar Street, Park Town, Chennai – 600 003 comprised in Re-Survey No. 9671, as per patta R.S.No.9671/1 measuring an extent of 1958 sq.ft.and Door No.9(earlier Door No.10), Thanja Murugappa Street, Park Town, Chennai-600 003 comprised in R.S.No.9670, Block No.78 of VOC Nagar Division Fort Tondiarpet Taluk, Chennai District measuring an extent of 720 sq.ft., in all admeasuring 2678 sq.ft. Or thereabouts and bounded on the North by : Mannar Street, South by : Thanja Murugappa Street, East by: Door No.2,New No.2, Present Door No.26 comprised in survey Nos.9669 and 9670 West by: Old Door No.4, Present Door No.22 comprised in S.No.9672 and situated within the sub – registration District of Sowcarpet and Registration District of North Chennai. As per Assessment by corporation of chennai Municipal Door No.24(3),Mannar Street,Edapalayam,Chennai-600003 and Old Zone No.03 Ward No.049 Bill No.1829 Sub No.000 New Zone No.05 Ward No.059 Bill No.01615 Sub No.000.

Item No.2: All that piece and parcel of House,ground and premises bearing Old Door No.3,New Door No.24,Mannar Street,Park Town,Chennai-600003 and Door.9(Old Door No.10) Thanjamurugappa Street,Park Town,Chennai 600003, comprised in Re-Survey No.9671/2, Block No.78 of VOC Nagar Division, Fort Tondiarpet Taluk, Chennai District,measuring an extent of 85 sq.ft., or thereabouts and bounded on the North by:R.S.No.9671/1 Sounth by: Thanja Murugappa Street East :R.S.No.9670 West by: R.S.No.9672/1 and the land in R.S.No.9672/2 and situated within the sub – registration District of Sowcarpet and Registration District of North Chennai .

Title deeds of the property can be inspected at the office of the Auctioneers at 3B, 'Jeyamkondar', 40 Murrays Gate Road, Alwarpet,Chennai – 600 018 during office hours.

ஆன்லைன் ஏல விற்பனை

மர்ரே & கோ.

6th அக்டோபர் 2025 அன்று, கீழே குறிப்பிடப்பட்டுள்ள சொத்துக்கள், ஆன்லைன் ஏலத்தில், www.murrays.in என்ற இணையதளத்தில் விற்கப்படும்.

ஏல நேரம்: 2:00 p.m. முதல் 4:00 p.m. வரை*

* தானியங்கு நீட்டிப்புக்கு உட்பட்டது

பொருள் எண் 1: வடக்கு சென்னை பதிவு மாவட்டம், செளகார்பெட் உப பதிவு மாவட்டம், சென்னை 600003, பார்க் டவுன், மன்னார் தெரு, பழைய கதவு எண்.3, புதிய கதவு எண்.24, இதன் சர்வே எண்.9671 பட்டாபடி ஆர்.எஸ்.எண்.9671/1 சுமார் 1958 சதுர அடி பரப்பளவும் மற்றும் சென்னை 600003, பார்க் டவுன், தஞ்சா முருகப்பா தெரு, கதவு எண்.9 (முந்தைய கதவு எண்.10), ஆர்.எஸ்.எண்.9670, பிளாக் எண்.78 இல் 720 சதுர அடி பரப்பளவும், ஆகமொத்தம் 2678 சதுர அடி விஸ்தீரணம் உள்ள வீடும் மனையும்.

பொருள் எண் 2: வடக்கு சென்னை பதிவு மாவட்டம், செளகார்பெட் உப பதிவு மாவட்டம், சென்னை 600003, பார்க் டவுன், மன்னார் தெரு, பழைய கதவு எண்.3, புதிய கதவு எண்.24, மற்றும் சென்னை 600003, தஞ்சாமுருகப்பா தெரு, பார்க் டவுன், கதவு எண்.9 (பழைய கதவு எண்.10) ஆர்.எஸ்.எண்.9672/2. ஆகியவற்றைக் கொண்ட வீடு, தரை மற்றும் வளாகத்தின் அனைத்து பகுதிகளும், 85 சதுர அடி விஸ்தீரணம் உள்ள வீடும் மனையும்.

** சொத்தின் விரிவான விளக்கத்திற்கு, மேலே உள்ள ஆங்கிலத்தில் அட்டவணையைப் பார்க்கவும்.

3B, 'ஜெயம்கொண்டார்', 40 முர்ரேஸ் கேட் சாலை, சென்னை - 600018, ஆழ்வார்பேட்டை, ஏலதாரர்களின் அலுவலகத்தில் சொத்தின் பத்திரங்களை ஆய்வு செய்யலாம்.

Upset Price

₹ 4,97,34,000/- (Rupees Four Crores Ninety Seven Lakhs and Thirty Four Thousand Only)

Lot Bidding Deposit

₹ 49,73,400/- (Rupees Forty Nine Lakhs Seventy Three Thousand and Four Hundred Only)

Terms and Conditions

1. The property is sold under instructions from and on behalf of the mortgagee in exercise of the power of sale contained in the mortgagee deed in favour of the mortgagee.
2. All persons desirous of bidding are to satisfy themselves previous to the sale to the title to the property as well as to identity and correctness of the description of the property and the measurement and boundaries of the same, as by having the property knocked down to him or her the purchaser shall be held to have waived all objections to the title and no mistake that may afterwards appear to have been made in the description of the property or other error in the particulars of the same shall be held to affect the sale or entitle the purchaser to any compensation in respect thereof. The arrears of corporation taxes, land rent, Urban land tax and betterment levy if any should be paid by the purchaser.
3. The property being sold is the right, title and interest, the mortgagee has over the property. The mortgagee does not hold physical possession of the property and it shall be the responsibility of the purchaser, after completion of transfer of ownership, to take physical possession from the occupants of the property.
4. All intending bidders shall pay into the hands of the Auctioneers the Lot Deposit by means of Demand Draft or Pay Order drawn in favour of MURRAY & CO. or by way of online transfer (NEFT/ RTGS) to MURRAY & CO. (email admin@murrays.in for account details), prior to commencement of auction. Cash payments will not be accepted.
5. Bids should be submitted only through the Online e-auction Portal www.murrays.in. All parties desirous of submitting their online bids should register themselves on the said portal by going through the two stage registration process, providing the necessary KYC documents and charges. No party would be able to take part in the sale without prior registration on the said portal. While registering, parties should make sure their name, address, PAN, GSTIN are correctly entered. Parties should note that under no circumstances will requests for raising sale documents on a different name be considered. If any bidder is taking part in the online auction on behalf of another individual or entity, proper authorisation letters from the principal must be submitted at the time of registration and the registration must be done in the name of the principal. Prospective

bidders must note that typically the registration process could take up to 2 working days to complete and are advised to register well in advance.

6. Registered parties can take part in the sale and submit e-bids for any of the lots, subject to remitting the necessary Lot Deposit. The lot deposits may be paid either through online transfer by obtaining the bank account details from the AUCTIONEER or through DD/ PO favouring MURRAY & CO., payable at Chennai. Deposits must be paid well in advance. In case of online remittance, credit will be given to the party only on receipt of moneys into the designated bank account. The party should provide the UTR/ Bank Reference number to enable the AUCTIONEER to verify the same.
7. Parties should shortlist lots, assign deposits and place their bids from the Bidding Room. Parties will have three options of bidding namely, Flexi-Bid, Next-Bid and Auto-Bid and can utilise any of the three bidding options to record their progressive bids.
8. Parties can submit their bids from the start time mentioned above. The online auction will be subject to unlimited auto-extensions i.e. if any bid is made in the last 3 minutes of the auction, the end time will automatically be extended by another 3 minutes, allowing all bidders equal opportunity to submit bids. The auction will be closed when there are no further competing bids at the end time, scheduled or extended. All bids must be placed before the end time indicated against the lot. Parties are advised to not wait till the last seconds to submit their bids.
9. The Upset price will be the starting bid and bidders will not be allowed to bid below the starting bid. All competing bids must be higher than the prevailing high bid by at least one bid increment. The minimum increment will be displayed in the Bidding Room.
10. All times indicated are only as per the server clock on the portal and no party shall be entitled to raise objections that they were not able to place their bids based on any other clock. It is suggested that all parties place their bids well before the end time. The AUCTIONEER or Authorised Officer shall not be liable for poor internet connection at the bidder's end and the bidder shall not be entitled to claim or demand extension of time for bidding on any account.
11. At the end of the auction, the high bid at that time would be declared the highest bid and the bidder making the highest bid would be the highest bidder. All other bidders shall be entitled to refund of their lot deposit, without interest. In order to claim refund of the deposit, unsuccessful bidders should submit Request for Refund on the portal, which will be processed by the AUCTIONEER within 2-3 working days. Bidders desiring to have the refund made through online transfer may send their bank details by email from their registered email address to admin@murrays.in once their request has been successfully processed.
12. No bidder shall withdraw his or her bid once placed. In the event of any bidder withdrawing the bid, their lot deposit will stand forfeited.
13. The highest bidder at the end of the auction shall be declared as the Provisional Purchaser. The highest bidder shall within 2 working days of being declared the provisional purchaser, remit 25% of the value (including the Lot Deposit) as EMD, to the AUCTIONEER. Non payment of the EMD could result in cancellation of the provisional allotment and forfeiture of the Lot Deposit.
14. The Purchaser shall pay the residue of the purchase money to the auctioneers within 15 days from the date of acceptance of the bid, when the purchase is deemed to be completed.
15. If the purchaser neglects or refuse to comply with the above conditions or any of them the deposit money shall be forfeited to the mortgagee and shall not be refundable and the auctioneers shall thereupon and without any notice to the purchaser be at liberty to re-sell the property either by public auction or by private treaty and the deficiency if any arising from such re sale together with all the expenses attending the re-sale shall be made good by the defaulting purchase to the mortgages and in case of any advantage shall forfeit the same.
16. On payment by the purchaser of the residue of the purchase money agreeably to the conditions above, a proper conveyance shall be made, executed and registered by the mortgagee in favour of purchaser with the usual covenants which the mortgagee with power of sale could give. All expenses for the conveyance, such as stamp duty registration fees, law charge etc. shall be borne by the purchaser.
17. Provided always that if the mortgagor pay all the amount due to the mortgagee by way of principal, interest, interest on the arrears of interest and all other charges and costs inclusive of auctioneer's charges at any time after the date of sale and before the registration and completion the sale and as a result thereof the mortgagee cannot execute register and complete the sale, the purchaser is entitled only to return of the amounts paid as deposit and for balance of price, if any, without any interest and or any cost or other expenses that may have been incurred by him and the mortgagee or his agents or auctioneers shall not be held liable for any damages whatsoever.
18. The auctioneers reserve the right of postponing the sale at any time without assigning any reason.
19. In the event of any bidder not being able to participate in the auction for any reason whatsoever or because of internet connectivity issues and expresses difficulty & readiness to bid for a higher amount, the auctioneer reserves the right to conduct a re-auction, providing all earlier participants and any newcomers an opportunity to bid in the said re-auction. However, it is expressly made clear that there is no automatic right to demand a re-auction; it is entirely the discretion of the auctioneer in consultation with their principal to decide on whether or not to conduct such a re-auction.

M/s MURRAY & CO.

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