

POONAWALLA FINCORP LIMITED

PROPERTIES PUT UP FOR AUCTION -21.07.2025

Property ID	Proposal Number	Date of Auction	Page Numbers
001	HL/0090/H/15/00000 1	19/08/2025 at 11 AM-4PM	1-6
002	LAP0028100000005027970	19/08/2025 at 11 AM-4PM	7-11

Property ID – 001

Property Location- West Godavari District

State- Andhra Pradesh

Pincode- 534260.

Name of the borrower- Sri D S Srinivas Medipalli

Loan Account No :- HL/0090/H/15/000001

Outstanding Amount :- Rs. 3042576 (Rupees Thirty Lacs Forty-Two Thousand Five Hundred Seventy-Six Only)

Registered address of Borrower- 4-34, Yallavanigaruru, Palakollu, West Godavari, Andhra Pradesh – 534260

Date of physical possession-27/08/2024.

Name of the Title holder of the security possessed- Smt Medipalli VaraLakshmi.

Reserve price- Rs. 5481000/- (Rupees Fifty Four Lacs Eighty One Thousand) only

Earnest Money Deposit- Rs. 5,48,100/- (Rupees Five Lakhs Forty Eight Thousand One Hundred Only)

Property type- Independent bungalow

Status of Land Holding (Freehold/ Leasehold)- Free hold

Width of road in front or adjacent to the property (In Ft) (Largest width in case of multiple access roads) - 20 ft. wide cement road

Total No.of Flats / Unit in building- NA

No. of Floors in the building- Ground Floor

Date and time of inspection of the properties- 11/08/2025 at 11AM –4PM

Last Date of Submission of EMD (Earnest Money Deposit) – 18/08/2025 Before 5 PM

Date and Time of Auction- 19/08/2025 (11 AM-4PM)

Name of the Authorised Officer- Jesus Selva Kenjock A

Contact No. 8861144545

Details of Property under Auction

The property under Auction is 2nd Floor, as per the given details: -

ALL THAT PIECE AND PARCEL OF PROPERTY BEING DOOR NO. 4-35, WEST GODAVARI DISTRICT, PALAKOLLU SRO, PODURU TALUQ PRESENTLY COMES UNDER PALAKOLLU REVENUE MANDAL, PALAKOLLU RURAL PANCHAYAT, PALAKOL NON-MUNICIPAL AREA, ZERAYAT WET LAND COVERED BY R S NO.140, IN FULL EXTENT OF AC.21.10 CENTS SUB-DIVIDED AS R S NO.140/2 IN FULL EXTENT OF AC.6.97 CENTS OUT OF IT THE SCHEDULE PROPERTY AS TWO ITEMS CONSIST OF 450 SQ. YARDS WITHIN THE FOLLOWING BOUNDARIES:

ITEM NO.1 PLOT NO.4:

EAST: WAY 45-0 FEET.

SOUTH: SITE OF KESARAJU RATNAVALI – 60-0 FEET.

WEST: LAND OF KAPA NARASIMHA RAO– 22-6 FEET.

NORTH: PLOT NO.5 60-0 FEET.

WITHIN THE ABOVE AN EXTENT OF 300 SQ. YARD OF SITE.

ITEM NO.2 SOUTHERN SITE OF PLOT NO.5,

EAST: PASSAGE - 22.6FEET.

SOUTH: PLOT 4 OF CLAIMANT -60 FEET.

WEST: LAND OF KAPA NARASIMHA RAO - 22.6 FEET.

NORTH: SITE IN THIS PLOT NO. BELONGS TO M HANUMANTHA RAO - 60 -0 FEET.

WITHIN THE ABOVE AN EXTENT OF 150 SQ. YARD OF

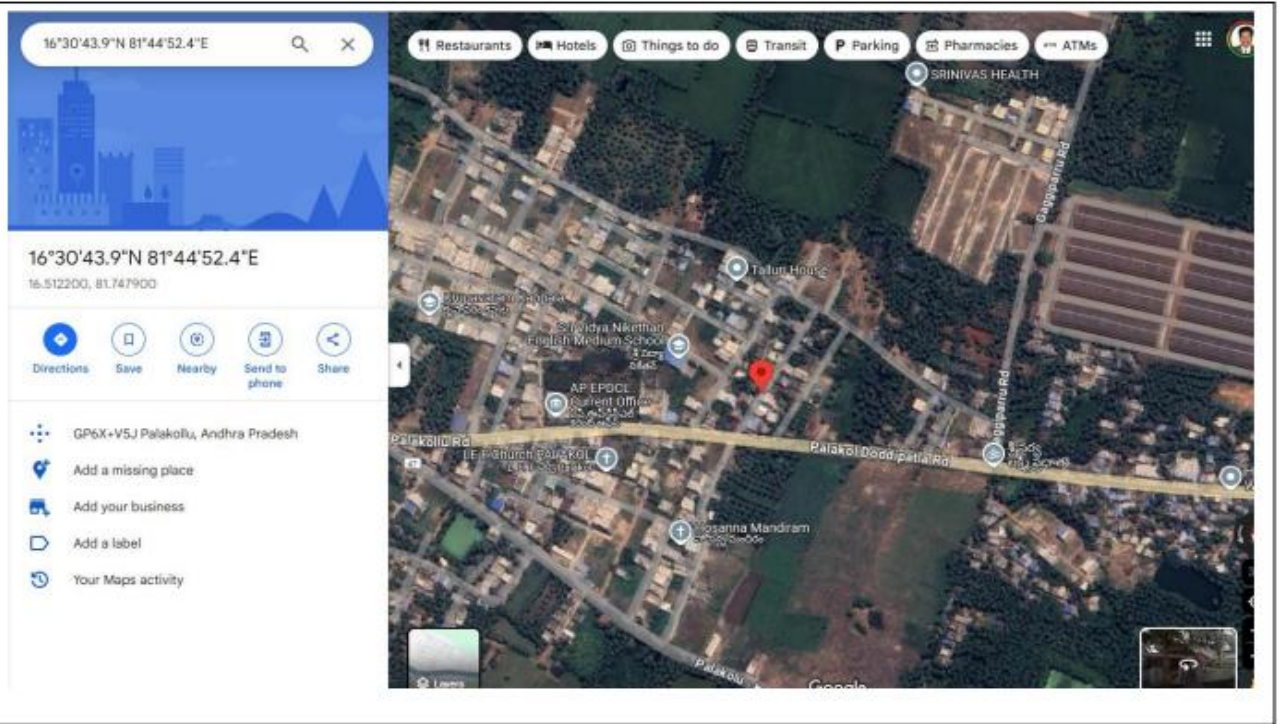
SITE

Age of property-13 Years

Built-up Area & Accommodation Details						
Floor (Pl mention floor wise)	:	Accommodation	Carpet Area (Sft)	Actual SBUA (Sft)	Permissible BUA (Sft)	Adopted Built-up area (Sft)
Basement / Stilt	:					
Ground Floor	:		735	735	1256	735
First Floor	:					
Second Floor	:					
Sixth Floor	:					
Total	:					
Violation observed if any	:	Plan taken for G+1 floors, but ground floor only				



LOCATION



Terms and conditions of the Sale :

1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / PFL.
2. However, the Authorised Officer / PFL shall not be responsible for any error, misstatement, or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned Immovable Property / Secured Asset, before submitting the bids.
3. Property will be sold on As is where is, As is what is, Whatever there is basis.
4. The auction /sale will be Online e-auction / Bidding through website <https://augeo.samil.in> on the date as mentioned above with Unlimited Extension of 5 minutes. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider M/s Augeo Asset Management, H-182, Sector 63, NOIDA 201301 no. +91 7428993244/+91 7428695102 / Email id:- shekhar.s@cartradeexchange.com. Please note that Prospective bidders may avail online training on e-auction from them only.
5. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the website <https://augeo.samil.in> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website <https://augeo.samil.in> or the same may also be collected from the concerned Branch office of Poonawalla Fincorp Ltd. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be sent over to Concern Manager , **Mr. Jesus Selva Kenjock A, Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyamy@poonawallafincorp.com** at Poonawalla Fincorp Ltd on or before date and time mentioned above.
6. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets.
7. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable , property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 1/A of Income Tax Act.
8. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents.
9. Property / Secured Asset is available for inspection on 11/08/2025 between 11AM to 4PM.
10. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Authorized Officer, **Mr. Jesus Selva Kenjock A, Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyamy@poonawallafincorp.com**
11. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the Tenderer by way of NEFT/RTGS /DD in the account of "Poonawalla Fincorp Ltd", Bank-ICICI BANK LTD. CC Account No. 000651000350 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before **18/08/2025** and register their name at <https://augeo.samil.in> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy to (respective Manager Poonawalla Fincorp Ltd.) , **Mr. Jesus Selva Kenjock A, Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyamy@poonawallafincorp.com**.
12. The offer amount (to be mentioned in Tender document) shall be above Reserve Price.
13. The last date of submission of Tender in prescribed Tender Document with all necessary documents and EMD in stipulated manner is **18/08/2025** before 5 PM.
14. Incomplete Tender Document or inadequate EMD amount or Tenders received after the date hereinabove shall be treated as invalid, and accordingly shall be summarily rejected and the applicant/ bidder shall have no claim against the Poonawalla Fincorp Ltd) or against Authorised officer in this regard.
15. Conditional offers shall also be treated as invalid.
16. The Tenders will be opened on **19/08/2025** at 11 AM- 4PM in the presence of the Authorised Officer, , **Mr. Jesus Selva Kenjock A, Address- Poonawalla Fincorp Ltd, Door No.40-25-80/1, 3rd Floor, R. S. Towers, Benz Circle, Vijayawada - 520010, Mobile no. 8861144545, E-mail ID: jesus.antonyamy@poonawallafincorp.com**.
17. The Immovable Property / Secured Asset shall not be sold below the Reserve Price. .
18. On sale of the property the purchaser shall not have any claim of whatsoever nature against PFL or its Authorised Officer.
19. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and PFL will not entertain any claim or representation in that regard from the bidders.

20. Only those bidders holding valid user ID and Password and confirmed payment of EMD through NEFT /RTGS shall be permitted to participate in the online e-auction. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.
21. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. PFL
22. EMD of successful tenderer shall be adjusted and for all other unsuccessful tenderers, the same shall be refunded within 10 days from Tender opening date. The Earnest money deposit will not carry any interest.
23. Along with Tender Document the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.
24. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by PFL, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.
25. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser only.
26. The Sale Certificate shall be issued in the same name in which the Bid is submitted.
27. The intending bidder(s) out of his/her/their own free WILL, volition and discretion is/are participating in the e-Auction proceeding without any undue influence from any of the officials of the Poonawalla Fincorp Ltd /PFL and is/are fully aware about the consequences of such e-Auction. The intending bidder shall have no recourse against the PFL or the Authorised Officer in this regard and shall not be entitled for any refund of the deposited amount except hereinabove expressly provided or regarding interest on the said amount.
28. In case the date of deposit of EMD & e- Auction date is declared holiday then the date shall be automatically extended to very next working day.

CAUTION NOTE:

Prospective Purchasers at large are hereby informed that PFL and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice. The name and contact details of the agency / broker, if any, authorized by PFL to deal with sale of Immovable property can be obtained only from the office of PFL at the address mentioned above.

For Poonawalla Fincorp Limited

Authorized Officer

Property ID – 002

Property Location- Nanmangalam ,Chennai

State- Tamil Nadu

Pincode- 600 117.

Name of the borrower- Sri Sayee Natha Borewells

Loan Account No :- LAP0028100000005027970

Outstanding Amount :- Rs. 12215106 (Rupees One Crore Twenty Two Lacs Fifteen Thousand One Hundred Six Only)

Registered address of Borrower- No 8, MK Nagar, 1st Street, 200 Feet Road Keelkattalai , Landmark -200 Feet Road, Chennai, Tamil Nadu, Pin Code – 600117

Date of physical possession-23/10/24.

Name of the Title holder of the security possessed- Mr.K.Manikandan

Reserve price- Rs. 23,11,200/- (Rupees Twenty Three lakhs Eleven Thousand Two Hundred only)

Earnest Money Deposit- Rs. 2,31,120 /-(Rupees Two Lakhs Thirty-One Thousand One Hundred Twenty Only)

Property type- Flat/Residential

Status of Land Holding (Freehold/ Leasehold)- Free hold

Width of road in front or adjacent to the property (In Ft) (Largest width in case of multiple access roads)- 23 Feet Wide Road

Total No.of Flats / Unit in building- 3 Flats

No. of Floors in the building- Ground + 2 Upper floors

Date and time of inspection of the properties- 11/08/2025 (11AM – 4PM)

Last Date of Submission of EMD (Earnest Money Deposit) - 18/08/2025 Before 5 PM

Date and Time of Auction- 19/08/2025 (11 AM-4PM)

Name of the Authorised Officer- Mr. Murali.L

Contact No. 7904688478

Details of Property under Auction

The property under Auction is GF+2 building, as per the given details: -

ALL THAT PIECE AND PARCEL OF LANDED PROPERTY MEASURING 1219 SQ.FT., BEARING PLOT NO.1, SUB DIVISION APPROVAL FROM COMMISSIONER THOMASH MALAI PANCHAYAT UNION AT CHITLAPAKKAM ,CHENNAI -64,VIDE PP NO.1100/06 AND OFFICER LETTER NO.5341/06 DATED 30.08.2006 THROUGH MEMBER SECREATRY CMDA CHENNAI-8 AND PRESIDENT NANMANGALAM PANCHAYAT (FIRST GRADE)CHENNAI-600117 VIDE PERMISSION NI.MU.98/06 DATED 13.09.2006 ,PERMISSION PPA NO.5341/2006),BUILDING APPROVAL FROM THE COMMISSIONER , ST.THOMAS MOUNT PANCHAYAT UNION ,VIDE PLANNING PERMIT NO.807/2013 ,OFFICE LETTER NO.4697/2013 DATED 07.08.2013 FOR MEMBER SECRETARY ,CMDA ,CHENNAI AND THE PRESIDENT ,NANAMAGALAM FIRST GRADE PANCHAYAT VIDE Ka.Vi.NO.123/2013 ,PPA NO.807/2013 DATED 24.12.2013 SITUATED AT NANMANGALAM VILLAGE ,VADIVEL NAGAR, COMPRISED IN OLD PATTa NO.255 ,NEW PATTa NO.100, SURVEY .NO.234/1 ,PREVIOUSLY AT TAMBARAM TALUK NOW ALANDUR TALUK , KANCHEEPURAM DISTRICT , WITHIN THE REGISTRATION DISTRICT OF CHENNAI SOUTH AND SUB -REGISTRATION DISTRICT OF PALLAVARAM.

BOUNDED ON THE
NORTH BY : PLOT NO.2
SOUTH BY : VACANT LAND
EAST BY : 23 FEET ROAD
WEST BY : VACANT LAND

MEASURING
EAST TO WEST ON THE NORTHERN SIDE : 53 FEET
EAST TO WEST ON THE SOUTHERN SIDE : 53 FEET
NORTH TO SOUTH ON THE EASTERN SIDE : 23 FEET
NORTH TO SOUTH ON THE WESTERN SIDE : 23 FEET

279 SQ.FT.UNDIVIDED SHARE OF LAND IN SCHEDULE PROPERTY MENTIONED ABOVE MEASURING 1219 SQ.FT.

Age of property-09 Years

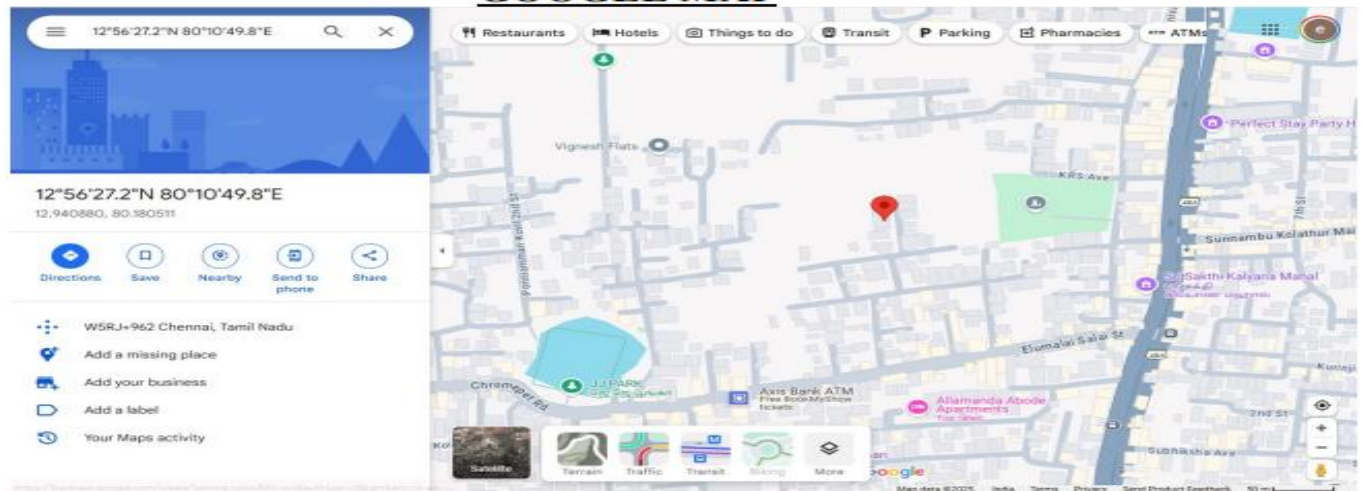
Built-up Area & Accommodation Details						
Floor (Pl mention floor wise)	:	Accommodation	Carpet Area (Sft)	Actual SBUA (Sft)	Permissible BUA (Sft)	Adopted Built-up area (Sft)
Fourth Floor	:	Owner	450 Sqft	----	----	535 Sqft
Total	:	----	450 Sqft	----	----	535 Sqft
Violation observed if any	:	No				

PHOTOS





GOOGLE MAP



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4. The auction /sale will be Online e-auction / Bidding through website <https://augeo.samil.in> on the date as mentioned above with Unlimited Extension of 5 minutes. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider M/s Augeo Asset Management, H-182, Sector 63, NOIDA 201301 no. +91 7428993244/+91 7428695102 / Email id:- shekhar.s@cartradeexchange.com. Please note that Prospective bidders may avail online training on e-auction from them only.
5. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the website <https://augeo.samil.in> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website <https://augeo.samil.in> or the same may also be collected from the concerned Branch office of Poonawalla Fincorp Ltd. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be sent over to Concern Manager , **Mr. Murali.L, Address- Poonawalla Fincorp Ltd, 2nd Floor, Oval Tower, No. 10/12, Venkatanarayana Road, T. Nagar, Chennai, Tamil Nadu 600017, Mobile no. 7904688478, E-mail ID: murali.l@poonawallafincorp.com** at Poonawalla Fincorp Ltd on or before date and time mentioned above.
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For Poonawalla Fincorp Limited

Authorized Officer