



Expo in Japan displays AI future in medicare

Tokyo: The 25th anniversary edition of CEATEC, Japan's premier technology exhibition, kicked off this week near Tokyo, with a special focus on advancements in artificial intelligence (AI). Titled "AI for All," this year's event highlights how AI is revolutionizing various sectors, from healthcare to sports, featuring over 800 businesses and organizations from Japan and around the world, with more than half demonstrating AI-driven technologies.

Among the innovations on display is a system designed to keep plants healthy by analyzing their needs. The AI-powered technology allows users to simply touch a plant's leaves to receive real-time data on its condition, offering insights on water, light, and nutrient requirements.

AI's application in human health is another major focus of CEATEC 2024. Japanese tech giant NEC unveiled a system that can assess a person's wellbeing without the need for wearable devices. By analyzing just 10 seconds of video

Touchless health check up, result in 10 secs

footage of a person's face, the technology determines health indicators such as pulse and blood oxygen levels. NEC hopes this breakthrough will allow users to monitor potential health issues through their smartphones.

AI's role in enhancing athletic performance is also featured prominently. A new system analyzes a basketball player's shooting form by evaluating their skeletal movements

and providing feedback to improve their accuracy. This technology aims to help athletes refine their techniques and performance through data-driven insights.

In addition to physical health, AI is being employed to enhance mental wellbeing. JVCKenwood demonstrated a brain-wave-reading technology that adjusts music to a person's emotional state. According to JVCKen-

wood officer Sukegawa Tatsuhiro, the system could offer emotional support, especially for individuals who may not be aware they are experiencing stress or depression.

Mitsubishi Research Institute expert Nakamura Hirohiko noted that while AI technologies capable of analyzing moods are advancing, users should approach the results with caution. "These technologies can provide helpful

insights, but they should be seen as reference points rather than definitive answers," Nakamura advised.

CEATEC 2024 continues to highlight how AI is transforming daily life and pushing the boundaries of human and machine interaction, with a focus on privacy and ethical concerns accompanying these innovations.

Neurodevelopment symptoms can indicate genetic disorders

In a new study, UCLA Health researchers have found that motor delay and low muscle tone were common signs of an underlying genetic

diagnosis in children with neurodevelopmental disorders. Given the limited existing data on the early neurodevelopmental

symptoms that predict a positive genetic diagnosis, the study authors aimed to research which factors in this subset of children indicated the need of a genetic test. "With genetic testing, a diagnostic result can have benefits on medical care, but we don't have established clinical guidelines on the early neurodevelopmental signs that classify who gets genetic testing or not," said Dr. Julian Martinez,

study senior co-author and medical geneticist at UCLA Health. Dr. Martinez said knowing the early neurodevelopmental symptoms that signal for a genetic diagnosis can benefit both a patient's family and doctor: a patient's family can advocate to see a geneticist, and a geneticist provides testing that can potentially give a positive genetic diagnosis, which



can help with monitoring the onset of other medical concerns or provide an opportunity to start a treatment for the specific genetic condition, if one is available.

The study reviewed medical charts from 316 patients seen at the UCLA Care And Research In NeuroGenetics (CARING) Clinic from 2014-2019. The CARING clinic is a multidisciplinary hub where a psychiatrist, geneticist, neurologist, and psychologist collaborate to treat patients with neurodevelopmental disorders. The patients were categorised based on their genetic testing results, then the researchers documented clinical factors that differentiated patients with and without a genetic diagnosis.

The researchers found that, overall, patients with a genetic diagnosis were more likely to be female and receive early intervention services for a history of motor delay, low muscle tone, and/or congenital heart disease. Of the study group, 75% of patients with motor delay had a genetic diagnosis, and in patients without motor delay, low muscle tone and age of walking were other indicators for a genetic diagnosis.

"For many years, the genetics field has diligently worked on figuring out who are the patients that would benefit the most from genetic testing," Martinez said. "So, it's helpful to know that a delay in motor skills yields a very high likelihood of a genetic diagnosis."

"This study takes us a step closer to developing evidence-based guidelines for genetic testing in neurodevelopmental disorders," said Dr. Aaron Besterman, study senior author and former UCLA Health Postdoctoral Researcher who's now a health sciences associate clinical professor at the UCSD Department of Psychiatry. "By identifying key clinical features, we can help ensure that the children most likely to benefit from genetic testing receive it promptly."

New hope for osteoporosis treatment

Scientists have identified a protein that blocks the activity of bone-forming cells (osteoblasts) by stopping them from maturing during the journey to sites of bone formation, a new study has found.

In a paper published recently, a team of researchers led by Dr. Amy Naylor and professor Roy Bicknell along with their team including Dr. Georgiana Neag from the University of Birmingham have found that protein CLEC14A, which is found on blood vessel cells called endothelial cells in bone, block the function of bone development cells called osteoblasts.

Endothelial cell's job during bone development is to transport immature osteoblasts to sites where new bone is needed. However, when the protein CLEC14A is also present on the outside of the endothelial cell, osteoblasts are prevented from maturing to the point where they can form bone tissue.

taken from transgenic mice that either have been bred to produce CLEC14A or not. The osteoblasts were subsequently used in vitro in an induction solution, and the team found that cells taken from the protein-free mice reached maturation after four (4) days while those in the presence of CLEC14A matured eight (8) days later. Furthermore, the CLEC14A-free samples saw a significant increase in mineralised bone tissue at day 18 in the study.

Dr. Amy Naylor, Associate Professor in the School of Infection, Inflammation and Immunology at the University of Birmingham said: "In the last decade, a specific type of blood vessel cell was identified within bones. This blood vessel is called 'type-H' and is responsible for guiding bone-forming osteoblasts to the places where bone growth is needed. Now we have discovered that a protein called CLEC14A can be found on the surface of type-H blood vessel cells.

Form No INC-26
(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another Before the Regional Director, Southern Region, Chennai

In the matter of **ARISH SOLAR POWER PRIVATE LIMITED**, C.I.N.: U40109TN2015PTC02834 having its registered office at Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra ordinary general meeting held on 5th October, 2024 to enable the company to change its Registered office from the "State of Tamil Nadu" to "State of Telangana".

Any person, whose interest is likely to be affected by the said Shifting of Registered Office of the Company from the State of Tamil Nadu to the State of Telangana, may deliver either on MCA portal (www.mca.gov.in) by filling investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director at the office of Regional Director, Southern Region, Ministry Of Corporate Affairs having his address at 5th Floor, Shastri Bhawan, 26 Haddows Road, Chennai-600006, Tamil Nadu, within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below.

Registered Office: Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Form No INC-26
(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another Before the Regional Director, Southern Region, Chennai

In the matter of **SEI SUNSCOPE ENERGY PRIVATE LIMITED**, C.I.N.: U74900TN2014PTC098563 having its registered office at Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra ordinary general meeting held on 5th October, 2024 to enable the company to change its Registered office from the "State of Tamil Nadu" to "State of Telangana".

Any person, whose interest is likely to be affected by the said Shifting of Registered Office of the Company from the State of Tamil Nadu to the State of Telangana, may deliver either on MCA portal (www.mca.gov.in) by filling investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director at the office of Regional Director, Southern Region, Ministry Of Corporate Affairs having his address at 5th Floor, Shastri Bhawan, 26 Haddows Road, Chennai-600006, Tamil Nadu, within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below.

Registered Office: Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Form No INC-26
(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another Before the Regional Director, Southern Region, Chennai

In the matter of **PRATYASH RENEWABLE PRIVATE LIMITED**, C.I.N.: U40108TN2015PTC102632 having its registered office at Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra ordinary general meeting held on 5th October, 2024 to enable the company to change its Registered office from the "State of Tamil Nadu" to "State of Telangana".

Any person, whose interest is likely to be affected by the said Shifting of Registered Office of the Company from the State of Tamil Nadu to the State of Telangana, may deliver either on MCA portal (www.mca.gov.in) by filling investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director at the office of Regional Director, Southern Region, Ministry Of Corporate Affairs having his address at 5th Floor, Shastri Bhawan, 26 Haddows Road, Chennai-600006, Tamil Nadu, within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below.

Registered Office: Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Form No INC-26
(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another Before the Regional Director, Southern Region, Chennai

In the matter of **SEI MIHAR ENERGY PRIVATE LIMITED**, C.I.N.: U40300TN2013PTC092045 having its registered office at Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra ordinary general meeting held on 5th October, 2024 to enable the company to change its Registered office from the "State of Tamil Nadu" to "State of Telangana".

Any person, whose interest is likely to be affected by the said Shifting of Registered Office of the Company from the State of Tamil Nadu to the State of Telangana, may deliver either on MCA portal (www.mca.gov.in) by filling investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director at the office of Regional Director, Southern Region, Ministry Of Corporate Affairs having his address at 5th Floor, Shastri Bhawan, 26 Haddows Road, Chennai-600006, Tamil Nadu, within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below.

Registered Office: Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Online E - Auction Sale Of Asset
KOTAK MAHINDRA BANK LIMITED
Regd. office: 27 BKC, C-2, G-Block, BandraKurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400051, Branch Office: Kotak Mahindra Bank Limited-#185, 2nd Floor, Mount Road, Anna Salai, Chennai 600 006 (Land Mark: M.G Car Showroom and Next to thunders lights Metro Railway station)

Sale Notice For Sale of Immovable Properties
E-auction sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 under rule 8(5) read with proviso to rule 9 (1) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "PNB Housing Finance Limited" (hereinafter referred to as "PNBHL") the Authorized officer of PNB Housing Finance Limited (hereinafter referred to as "PNBHL") has taken the possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 20.05.2019. Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sale the secured asset through e-auction under the provisions of the Sartheesi Act, 2002 on "as is where is", "as is what is", and "whatever there is" basis for recovery of Rs.19,51,78,123/- (Rupees Nineteen Crore Fifty One Lakh Seventy Eight Thousand One Hundred and Twenty Three Only) outstanding as on 14.10.2024 along with future applicable interest till realization, under the loan account no. NH/L/CHE/04/17/375610 & NH/L/CHE/09/17/433457, facilitated by Mr. S. Murugan, M/S Sri Duraiappa & Co, Mr. Gopal S & Mrs. Hemananathi AS per below details.

Particular	Detail
Date of Auction	14.11.2024
Time of Auction	Between 12:00 pm to 1:00 pm with unlimited extension of 5 Minutes
Reserve Price	Rs. 12,00,00,000/- (Rupees Twelve Crore only)
Earnest Money Deposit (EMD)	[Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh only)]
Last Date For Submission of EMD with KYC	13.11.2024 up to 6:00 p.m. (IST)
Description of Asset	All that piece and parcel of vacant land measuring to an extent of 20,734 sq. ft., as per Patta No.1188, Survey No.1452/1B, as per New Patta No.1403, New Survey No.1452/1B2, situated at No.76/RS, N.Road, G.R.S.No.358, Sub-section No.123, St. Thomas Mount Village, Tambaram, Chennai, Kancheepuram District & lies within the Sub-Registration District of Joint-II SRC, Saidapet and Registration District of Chennai South. Property bounded as: North- By Land belongs to Military Department, South by: M.K.N Road, East by: Land belongs to Military Department, West by: Godown.
Known Encumbrances	NIL

The borrowers' attention is invited to the provisions of sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take notice that if in case auction sale does not occur for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification requirement regarding secured assets under sale, bidder may contact Mr. Suresh Narayanan, P (+91 9600222111) & Mr. Vijay Kumar Menon (+91 96002372249). Bidder may also contact the bank's IVR no. (+91 9152219571) for clarifications. Detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/en/bank-auctions.html> provided in the bank's website i.e. <http://bank.auctions.in/>

Place: Kancheepuram, Chennai, Authorized Officer: Kotak Mahindra Bank Limited
Date: 16.10.2024

Form No INC-26
(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another Before the Regional Director, Southern Region, Chennai

In the matter of **SEI ENERSTAR RENEWABLE ENERGY PRIVATE LIMITED**, C.I.N.: U40102TN2015FTC098910 having its registered office at Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra ordinary general meeting held on 5th October, 2024 to enable the company to change its Registered office from the "State of Tamil Nadu" to "State of Telangana".

Any person, whose interest is likely to be affected by the said Shifting of Registered Office of the Company from the State of Tamil Nadu to the State of Telangana, may deliver either on MCA portal (www.mca.gov.in) by filling investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director at the office of Regional Director, Southern Region, Ministry Of Corporate Affairs having his address at 5th Floor, Shastri Bhawan, 26 Haddows Road, Chennai-600006, Tamil Nadu, within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below.

Registered Office: Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Form No INC-26
(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)
Advertisement to be published in the newspaper for change of registered office of the company from one state to another Before the Regional Director, Southern Region, Chennai

In the matter of **SEI BASKARA POWER PRIVATE LIMITED**, C.I.N.: U40300TN2015FTC099018 having its registered office at Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra ordinary general meeting held on 5th October, 2024 to enable the company to change its Registered office from the "State of Tamil Nadu" to "State of Telangana".

Any person, whose interest is likely to be affected by the said Shifting of Registered Office of the Company from the State of Tamil Nadu to the State of Telangana, may deliver either on MCA portal (www.mca.gov.in) by filling investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director at the office of Regional Director, Southern Region, Ministry Of Corporate Affairs having his address at 5th Floor, Shastri Bhawan, 26 Haddows Road, Chennai-600006, Tamil Nadu, within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below.

Registered Office: Flat No.6J, Century Plaza, 560-562, Anna Salai, Teynampet, Chennai, Tamil Nadu, India, 600018.

UGRO CAPITAL
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070
POSSESSION NOTICE APPENDIX IV (See rule 8(1)) (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of **UGRO CAPITAL LIMITED**, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 & **POONAWALLA FINCORP LIMITED**, having corporate identification number L51504PM1978PLC209007, holding a license to carry on business as a non-banking financial company registered with Reserve Bank of India and having its registered office at 601, 6th Floor, Zero One IT Park, Survey No. 79/1, Ghorpadi, Mundhwa Road, Pingle Wasti, Pune-411036, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002, on the day, month and year mentioned below. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO CAPITAL Limited for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

BORROWER DETAILS	Demand Notice Date and Amount	POSSESSION DATE
1. Pandian Super Market 2. Rajendran Raghunathan 3. Badma Devi R Loan Account Number: HCFCHSECE00001039661	Demand Notice dated 05.08.2024 for an amount of Rs.1,12,35,761/- as on 05.08.2024	16-10-2024

Mortgaged Property: "All that piece and parcel of immovable property being vacant land, bearing Plot No. 25 (Eastern Portion), comprised in S.No. 183, S.No. 183/1A/122, T.S.No.2, as per TSLR New T.S. No. 2/2, Ward No. 128, Block No.17, measuring with an extent of 2000 Sq. Ft, situated at (Layout Approval No. LPDM/DTP.No.8/1970), Alwarthirunagar Annex III Main Road, Chennai - 600087, Virugambakkam Village, Mambalam Taluk, Chennai District, bounded and bounded on the North by H, on the south by Plot No. 26, on the East by Plot No.42, on the West by Mrs. A. Shanthi's Remaining Land, Measuring East to West on the Northern Side : 40 Feet East to West on the Southern Side : 40 Feet Situated within the Sub-Registration District of Virugambakkam and in the Registration District of South Chennai"

Date: 17.10.2024. Place: Tamil Nadu SD/- Kasibhottha Kutumba Ramprasad - Authorised Officer - UGRO Capital Limited

IndiaShelter Home Loans
Registered Office: PLOT-15, 6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002.
Branch Office: Door No.11, Second Floor, Commercial Office No.2, V O C Street, Sivan Kovil Opp, Chengalpatt, Tamilnadu - 603002

PUBLIC NOTICE-AUCTION FOR SALE OF IMMOVABLE PROPERTY

(UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002) NOTICE FOR SALE OF IMMOVABLE PROPERTY'S MORTGAGED BY INDIA SHELTER FINANCE CORPORATION (ISFC) (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the public in general and in particular to the borrower(s), co-borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable property/s mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 20-11-2024 (Date of Auction) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 19.11.2024 till 5 PM at Branch/Corporate Office: Door No.11, Second Floor, Commercial Office No.2, V O C Street, Sivan Kovil Opp, Chengalpatt, Tamilnadu-603002

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice	Amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price (Rs.)	Earnest Money (Rs.)
HLHYCHLO HL11CHLO NS0000050 54293/AL/ 10128783	1. MR/ MRS. Rukumani S 2. MR/ MRS. RAJA S	17-11-2023	Rs.18,65,855 (Rupees Eighteen Lakh Sixty Five Thousand Eight Hundred Fifty Five Only)	Symbolic Possession	₹ 17,60,133/- (Rupees Seventeen Lakh Sixty Thousand One Hundred Thirty Three Only)	₹ 1,76,013.3/- (Rupees One Lakh Seventy Six Thousand Thirteen and Three Paise Only)

Description of Property: Description Of The Immovable Property All That Pieces And Parcel Of Residential House Bearing Flat No. A1, Ground Floor, Measuring Plinth Area Of 570 Sq. Ft., Including Common Areas Together With 150 Sq. Ft., Undivided Share Of Land Out Of Total Extent Of 1300 Sq. Ft. Situated In Plot No.9(north Portion), Measuring To An Extent Of 1300 Sq. Ft., Comprised In S.No. 739/1a, Ward No.42, Block No.119, T.S.No. 17/2 Situated At Old No. 51, New No. 16, Thirumullavoyal Village, "shivashakti Nagar 18th Street", (planning Permit No. P.p.no. 287/2010/12, dt: 19.04.2010) Avadi, Thiruvallur Dt., Tamil Nadu, Boundary:- North By: Plot No.10, South By: Southern Portion Of Plot No.9 And The Pathway/Land By Me, East By: 20 Feet Road, West By: Land In S.No.734/2 Belongs To Aboobaker

Terms and conditions:

- The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: DOOR NO. 11, SECOND FLOOR, COMMERCIAL OFFICE NO.2, V O C STREET, SIVAN KOVIL OPP, CHENGALPET, TAMILNADU - 603002 between 10.00 a.m. to 5.00 p.m. on any working day.
- The immovable property shall not be sold below the Reserve Price.
- All the bids/ tenders submitted for the purchase of the above property's shall be accompanied by Earnest Money as mentioned above, EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be returned to the unsuccessful bidders after auction.
- The highest bidder shall be declared as successful bidder provided that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be at the discretion of the Authorized Officer to decline/ acceptance of the highest bid when the price offered appears inadequate as to make it advisable to do so.
- The prospective bidders can inspect the property on 16.11.2024 between 11.00 AM and 5.00 PM with prior appointment.
- The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.
- In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or the 15th day be a Sunday or other holiday, then on the first office day after the 15th day.
- In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
- The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments/ offices. The purchaser does not undertake any responsibility of payment of any dues on the property.
- TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
- Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
- The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorized Officer has the absolute right to accept or reject the bid or adjourn/ postpone/ cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.
- Interested bidders may contact Mr./Manjunath Mob:990219262 or Mr. Mandala Ramesh Mob: +91 990062299 during office hours (10.00AM to 6.00 PM).

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/Guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you. Date: 17-10-2024, Place: Chengalpatt, Tamilnadu For India Shelter Finance Corporation Ltd, Authorised officer