IN THE DEBTS RECOVERY TRIBUNAL-III, CHENNAI

Dated this the 15th day of September, 2026

Present: SMT. S.V. GOWRAMMA
Presiding Officer

SA No.509 of 2023

Mr. R.Narayanan,
S/o. Mr. Rangasamy Pillai,
No.9A, 11th Street Parthasarathy Nagar,
Adambakkam,
Chennai 600 088.

…Applicant

-Vs-

The Authorized Officer,
Union Bank of India,
No.9, Elcanso Complex,
Casa Major Road,
Egmore, Chennai – 600 008. …Respondent

Counsels on record / appeared:

Counsel for Applicant : Ms. M. Vijaya

Counsel for respondent : Mr. A. Jaishankar

ORDER ON SA 509/2023

1. The present Securitization Application [SA] is filed on 25.02.2025 under sub section [1] of S.17 of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act,2002 (for short the 'Act') challenging the action and the measure taken by the secured creditor under the Security Interest Enforcement Rules, 2002 [for short the Rules].

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2. The applicant has challenged the Sale held on 10.08.2023 pursuant to Sale Notice dated 15.07.2023 and the outstanding amount due as per Sale Notice is Rs.7,51,17,369.15 /-

3. The applicant is the guarantor to the loan availed by the M/s. Vinayaka Enterprises, represented by its sole proprietor Mr. N. Rathan, the loan is guaranteed by Mr. N.Dhanasekar alias N. Sekaran. The applicant has challenged the sale held on 10.08.2023 pursuant to the sale notice dated 15.07.2023 in respect of Item No.2 property ie., land and building bearing Plot No.26, measuring an extent of 1 Ground 830 sq.ft., (3230 sq. ft.,) with building theron, comprised in Paimash No.241, S.No.171, T.S.No.95, Adambakkam Village, 5th Main Road, Officers Colony, Adambakkam Chennai 600 088.

4. The applicant's son Mr. N. Rathan is the proprietor of M/s. Vinayaka Enterprises. Mr. R. Narayanan, along with another son Mr. Sekaran has offered their ancestral properties as security towards the credit facility availed by M/s. Vinayaka Enterprises.

5. It is the case of the applicant that Item No.1 property is tenanted property since 2010, the applicant and his wife are residing in Item No.2 of the property since 1976. The proprietor of M/s. Vinayaka Enterprises Mr. Nathan had approached the respondent bank for OTS under OSDL-2023 scheme and the bank has agreed for a sum of Rs.4,70,00,000/- vide letter dated 23.03.2023.

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6. It is submitted that Mr. Nathan failed to comply with the first instalment and requested the bank for extension of time. However, the respondent bank has issued the Sale notice dated 15.07.2023 with discrepancies in the title deeds of the Item No.1 and 2 of schedule property. In spite of applicant being aged, the respondent bank has issued impugned Sale notice dated 15.07.2023 and informed that the Item No.2 property was sold for Rs.1,97,50,000/-.

7. The respondent bank has accepted Rs.50,00,000/- under the OSDL scheme and also accepted EMD from M/s. Victory Constructions which is improper as per Hon'ble High Court. The applicant has made payments under OSDL scheme with an impression that the auction sale was not confirmed in favor of the auction purchaser.

8. It is contended that the respondent bank has failed to register the security interest before the central registry under Section 26(D) of SARFAESI Act and the description of the schedule property is not as per the Memorandum of Deposit of Title Deeds and also the Possession notice issued by the respondent bank.

9. It is submitted that the respondent bank has failed to obtain a proper valuation and sold the property at throw away price of Rs.1,97,00,000/-. In the grounds, it is contended that the description of the property differs from Sale notice and MODT executed by the applicant. Further, the respondent bank has undervalued the Item No.1 and 2 property which were worth more than Rs.4,50,00,000/-, Rs.7,50,00,000/-

but sold the properties for Rs.1,95,00,000/- and Rs.3,80,00,000/- as per Rule 8(5) of SIE Rules.

10. The outstanding amount mentioned in Demand Notice is in violation of RBI norms and decision of Division Bench of Madras High Court in CDJ 2009 MHC 3087, hence the Sale notice is liable to be set aside. The respondent bank has failed to give any Central Government & Reserve Bank of India relief scheme for Covid 19 Pandemic. The Possession notice was not served on the borrowers and the respondent has failed to give credit to the payments made by the applicant.

11. The classification of loan account as NPA is in violation of Section 2(o) of SARFAESI Act and the bank has failed to issue the Section 13(2) Demand Notice, hence the right of the borrower under Section 13(3A) had been taken away by the respondent bank.

12. It is submitted that the respondent bank has failed to publish the Possession Notice in two Newspapers as per Rule 8(2) of SIE Rules and also failed to affix the Possession Notice and Sale notice on the schedule property as per SIE Rules. On these grounds prays for setting aside the sale.

13. The respondent bank has filed counter along with supporting documents, inter alia contending that Mr. N. Rathnam , being the proprietor of M/s. Vinayaka Enterprises, had approached the respondent bank for availing an overdraft facility for business purposes and bank sanctioned a sum of Rs.5 crores vide sanction intimation letter dated 16.12.2015.

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Thereafter, the 2nd applicant requested for an overdraft facility on 29.01.2016 and executed a Demand Promissory Note dated 29.01.2016 for a sum of Rs.5,00,00,000/-, along with a Take Delivery Letter of the same date. The applicant and his son, Mr. Sekaran alias Dhanasekar, executed a Guarantee Agreement dated 29.01.2016 guaranteeing due repayment of the loan facility availed by the borrower.

14. The applicant and his son Mr. Sekaran alias Dhanasekar also deposited the title deeds of their properties, land an extent of 5892 Sq.ft, with building an extent of 5000 Sq.ft, in S.Nos.208/15 and 208/16, T.S.No.77/1, bearing Door No.9A, Parthasarathy Nagar, 11th Street, Adamabakkam Chennai-88 belonging to the Applicant and extent of 3230 sq.ft., in S.No.171, together with building thereon at Plot No.26, No.5th Main Road, Officer Colony, Adambakkam, Chennai – 88 belongs to Mr. Sekaran by executing Memorandum of Deposit of Title deeds dated 06.07.2011 Doc No.2033 of 2011 and Memorandum of agreement for deposit of title for extension of emg deeds dated 02.02.2016 which is registered as Doc No.476 of 2016 executed by the first applicant and Mr. Sekaran in favour of the Respondent Bank as security for the due repayment of the credit facility.

15. As the operation of the accounts were not satisfactory and as the borrower did not regularize the account which resulted in classification of the account as NPA on 30.06.2019 as per the RBI guideless. The respondent bank had issued a demand notice dated 06.07.2019 which was duly served to the applicants as well as to the borrower.

16. The applicants neither settled the dues nor submitted any reply to the demand notice. Consequently, the respondent bank issued the possession notice dated 18.09.2019 under Section 13(4) only after the expiry of 60 days from the date of the demand notice. The respondent bank had affixed the possession notice on 18.09.2019, published in two newspapers one in English "The New Indian Express" and another one in Tamil "Dinamani" both dated 24.09.2019. The respondent bank has followed all the procedures as prescribed under the SARFAESI Act and Rules.

17. In fact the applicant had filed SA.436 of 2019 has challenged the possession notice dated 18.09.2019 before the DRT-II which came to be dismissed vide order dated 30.11.2020 which is not challenged by the applicant and the borrower.

18. Thereafter, the respondent bank had issued the sale notice dated 13.11.2019 fixing the sale on 23.12.2019, after obtaining the valuation report from the approved valuer. The sale notice was duly served to the applicant and borrower on 20.11.2019, the respondent had given clear 30 days sale notice as per Rule 8(6) of the Act. The sale notice is also affixed on 17.11.2019, and sale notice has been duly published in two newspapers one in English "The New Indian Express" and another one in Tamil "Dinamani" Chennai edition both dated 20.11.2019. The Authorized Officer has followed all the mandatory provisions of SARFAESI Act and Rule. However, the sale has not taken place for want of bidders.

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19. Thereafter, the respondent had issued several sale notices dated 22.06.2020, 17.07.2020, 11-03-2022, 01-04-2022, 30-04-2022, 24-05-2022, 07.01.2023 etc. However, none of the sale notices were successful due to lack of bidders. The respondent bank also filed Section 14 application on 23.02.2022 for taking physical possession of the property before the CJM, Chengalpattu in Crl.M.P.No.4188/2022, the Hon'ble CJM had passed an Order dated 07.06.2022 and appointed the Advocate Commissioner to take physical possession of the secured assets. Subsequently, warrant was also issued by the Advocate Commissioner and the same has been communicated to the applicant and borrower by the Advocate Commissioner.

20. The respondent had issued fresh Sale Notice dated 15.07.2023 fixing E-Auction Sale on 10.08.2023, which is duly served to the applicants, affixed on 18.07.2023, published in two newspapers one in English "The New Indian Express" and another one in Tamil "Dinamani" in Chennai Edition both dated 23-07-2023. The reserve price was fixed in compliance with Rule 8(5), based on two valuation reports obtained from approved valuers on 31.10.2022. The Authorized Officer has followed all mandatory provisions of the SARFAESI Act and the Rules.

21. The respondent conducted the e-auction sale on 10.08.2023 and one Mr. Sakthivel had quoted bid amount of Rs.1,97,50,000/- as against reserved price for Rs.1,95,50,000/- in respect of property situated at Plot No.26, No.5th Main Road, Officer Colony, Adambakkam, Chennai-88, belonging to Mr. Sekaran. Further, Mr. Sakthivel is declared as Successful

bidder by the respondent, and also remitted 25% of the bid amount on 11.08.2023. The respondent had confirmed the sale in favor of the auction purchaser vide Letter dated 11.08.2023.

22. Subsequently, the auction purchaser had remitted balance 75 % of sale amount of Rs.1,48,12,500/- on 23.08.2023. The respondent had issued Sale Certificate in favor of the auction purchaser on 25.08.2023. There were no bidder in respect of another property at Door No.9A, Parthasarathy Nagar, 11th Street, Adamabakkam Chennai-88 belongs to first applicant.

23. The respondent bank denies all the averments made in the present SA and as the respondent have followed all the procedures in accordance with act, prays for dismissal of the SA.

Heard both sides of the Counsels and perused the records of the case.

24. The applicant Mr. R. Narayanan is the guarantor to the loan facilities availed by M/s. Vinayaka Enterprises a proprietary concern represented by its proprietor Mr. N. Rathinam who is the son of 1st applicant Mr. R. Narayanan. It is seen from the Sale notice dated 15.07.2023 that M/s. Vinayaga Enterprises had availed credit facilities to which the applicant Mr. R. Narayanan has stood as guarantor and his son Mr. N. Dhanasekaran alias Sekaran has also stood as guarantor and both are mortgagors to the loan.

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25. Thus, it is seen that the borrower M/s. Vinayaka Enterprises represented by its proprietor Mr. N. Rathnam and applicant Mr. R. Narayanan, Mr. Dhanasekaran are all family members who have all stood as guarantors to the credit facilities availed by M/s. Vinayaka Enterprises which is not disputed by them. Though, the applicant himself has admitted that his youngest son Mr. Dhanasekaran stood as guarantor and has also mortgaged the property is not made as a party to the present SA and on this ground the SA has to be dismissed for non-joinders of necessary parties.

26. Further, the applicant has raised a specific contention that the respondent bank has failed to register the property before the central registry under Section 26(D) is not sustainable as the respondent bank has produced the CERSAI Report dated 08.03.2016 which is produced at Page No.114 to 121 of respondent's counter. Hence, the contention of the applicant with regard to registration of the mortgaged property fails.

27. The applicant being the guarantor and M/s. Vinayaka Enterprises being the borrower have not disputed the availing of the credit facilities of Rs.1.90 crores and the enhanced amount to Rs.5.00 crores. It is an admitted fact that the borrower defaulted in the repayment of the loan resulting in classification of account as NPA by the respondent bank followed by the issuance of Section 13(2) Demand Notice dated 06.07.2019. Further, Section 2(o) is extracted hereunder:

Section 2(o)

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non-performing asset means an asset or account of a borrower, which has been classified by a bank or financial institution as sub-standard, [doubtful or loss asset,]

Hence, the mere contention of the applicant that the loan account was not classified as per Section 2(o) would not come to the aid of the applicant herein.

28. Even after the receipt of Section 13(2) Demand Notice, the borrower and guarantor failed to discharge their entire liabilities. Hence, respondent bank has proceeded further and issued Section 13(4) Possession Notice dated 18.09.2019 by following all the procedures. The Possession notice was affixed on the property and published in two Newspapers as per Rule 8 of the SIE Rules. Further the applicants have challenged the Possession Notice dated 18.09.2019 in SA No.436 of 2019 before Hon'ble DRT II Chennai which was subsequently dismissed on 30.11.2020 and the same has attained finality as the borrower and guarantor have not challenged the Order dated 30.11.2020. Hence the contention of the applicant with regard to the issuance of the Section 13(2) Demand Notice and Section 13(4) Possession Notice fails.

29. The respondent bank being a secured creditor with an intention to recover the outstanding liability has issued the Sale notice dated 13.11.2019 after obtaining valuation report from an approved valuer giving a clear 30 days' notice as per Rule 8(6). The sale notice was published in two Newspapers, affixed on the property, however, the sale did not taken place for want of bidders. It is seen from the records that the respondent

bank has issued several sale notices dated 22.06.2020, 17.07.2020, 11.03.2022, 01.04.2022, 30.04.2022, 24.05.2022, 07.01.2023 which did not fructify for want of bidders.

30. The applicant's son being the proprietor of M/s. Vinayaka Enterprises approached the respondent bank offered to settle the liability under OTS and also made a payment of Rs.4,50,000/- under OSDL scheme. The respondent bank has agreed for OTS of Rs.4,70,00,000/- vide letter dated 23.03.2023.

31. Further it is an admitted fact that the applicants could not comply with the OTS terms, hence the respondent bank has filed Section 14 application on 23.02.2022 which came to be allowed on 07.06.2022 in Crl.M.P.No.4188/2022 by CJM, Chengalpet. The Advocate Commissioner was appointed to take the physical possession of the property, the Advocate Commissioner has also communicated to the applicants herein about the Section 14 order, however the same is not challenged as on date.

32. As the earlier Sale notices did not materialize, the respondent bank has issued the Sale Notice dated 15.07.2023 fixing the sale to be held on 10.08.2023 which is duly served on the applicants and the same is not disputed. The respondent bank has duly affixed the sale notice on the conspicuous part of the property under Rule 8(1) as per the photograph of affixture produced at Page No.109 to 111 of respondent's counter and also published in two Newspapers, one in "Indian Express" (English) and another in "Dhinamani" (Tamil) both dated on 23.07.2023 within the period of 7

days after the affixture of sale notice on the property under Rule 8(2). Hence, the contention of the applicant with regard to the affixture and publication of sale notice is not sustainable and fails.

33. The respondent bank has successfully conducted the E auction on 10.08.2023 and Mr. Sakthivel is declared as successful bidder for Rs.1,97,50,000/- for Reserve price of Rs.1,95,50,000/- in respect of the property situated at *Plot No.26, No.5 Main Road, Officer Colony, Adambakkam, Chennai – 88* which belongs to Mr. Sekaran.

34. The auction purchaser has paid 25% of the bid amount on 11.08.2023 and the respondent bank has issued Sale confirmation to the auction purchaser vide letter dated 11.08.2023. On remittance of the entire 75% of the sale amount of Rs.1,48,12,500/- on 23.08.2023 the Sale certificate was issued favoring the Auction purchaser on 25.08.2023.

35. The first contention raised in challenging the sale held on 10.08.2023 is that there is no proper valuation obtained from the approved valuer. In fact, the respondent bank has obtained valuation report for the impugned Item No.2 property dated 31.10.2022 which is produced at page No.66 to 92 fixing the Reserve price at Rs.1,95,50,000/-. The relevant portions of the valuation reports is extracted hereunder:

Valuation report dated 31.10.2022 for Item No.2 schedule property:

Fair Market Value	Rs.2,58,23,000/-	As on 31.10.2022

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Realizable Sale Value	Rs.2,19,50,000/-	As on 31.10.2022
Forced Sale Value	Rs.2,06,60,000/-	As on 31.10.2022

36. It is seen that the applicant has failed to produce any valuation report in the SA but has produced the valuation report dated 08.05.2023 along with written arguments which filed on 13.02.2026 and the same is not produced in the SA, nor the applicant had sought permission to produce additional documents by way of an application. Hence, the documents produced in the written arguments filed on 13.02.2026 is not considered and the same stands rejected.

37. Further it is also to be borne in mind that the present Sale notice is issued after failure of many sale notices and considering the attempts made by the bank to sell the property, the Authorized officer has fixed the reserve price of Rs.1,95,50,000/- considering the valuation report given by the valuator. On contrary, the applicant has failed to produce any valuation report obtained from the approved valuer in the present SA to support their contention. Further, contention that the respondent bank has violated Rule 8(5) of SIE Rules is not sustainable and a mere statement that the valuation is low to set aside the sale would not come to the aid of the applicant herein. In absence of any supporting documents by the applicant that the property undervalued cannot sustain and the same fails.

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38. Yet another contention put forth the property is described wrongly in the Sale notice dated 15.07.2023. On verification of the description of the property in the MODT and the sale notice dated 02.10.2013, it is clear that the description of the property as detailed in Sale notice dated 15.07.2023 is the same as the description of the property as described in the MOTD dated 02.10.2013 and for appreciation of fact, same are extracted hereunder:

Boundaries of the property as per MODT Dated 02.10.2013:

All that piece and parcel of land and building bearing Plot No.26, (Approved lay out vide No.L.P.D.M./D.T.P.No.29/68) measuring 1 ground 830 square feet (3230 sq.ft) with building thereon comprised in paimash No.241, Survey No.171 as per Town Survey Field extract Survey No.171/2, T.S.No.95 situated at 5th Main Road, Officer's Colony, Adambakkam, Chennai – 600 008 and bounded on the

North by: Plot No.17

South by: Plot No.27

East by: Plot No.25 and 20 Feet Road,

West by: Property belonging to Mr. Jegannatha Achari and Muthukumara Achari.

Boundaries of the property in Sale notice dated 15.07.2023:

All that piece and parcel of land and building bearing Plot No.26, (Approved Layout vide L.P.D.M.D.T.P.No.29/68) measuring an extent of 1 ground 830 sq.ft., (3230 sq.ft) with building thereon, comprised in Paimash No.241, S.No.171(as per Patta Survey No.171/2) T.S.No.95, Adambakkam Village, Door No.18 at 5th Main Road, Officers Colony, Adambakkam, Chennai 600 088 and bounded on the

North by: Plot No.17

South by: Plot No.27

East by: Plot No.25 and 20 Feet Road,

West by: Property belonging to Mr. Jegannatha Achari and Muthukumara Achari.

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39. Hence, from the above description of the property in both the documents is as per the MODT executed by the applicant dated 02.10.2013. Further it is also not the case of the applicant that the property cannot be identified as per the description in the sale notice. Therefore, the contention of the applicant that there is no proper description of the property fails.

40. The applicants were ready and willing to settle the amount of Rs.4,70,00,000/- had approached respondent bank multiple times and the respondent had offered OTS settlement vide OTS letter dated 23.03.2023 produced at Page No.21 of the SA, it is clearly mentioned that total dues is Rs.732.26 lakhs to which the respondent bank had agreed for a settlement of Rs.470 lakhs to be paid on or before 31.07.2023 which was agreed upon the applicant herein. On the other hand, though the applicant had entered into the Special OTS scheme failed to comply with the Terms of OTS proposal dated 23.03.2023 and after the auction sale held on 10.08.2023, the applicant has sent letter dated 25.08.2023 with a cheque of Rs.50.00 lakhs under OSDL scheme which is evidently after the OTS proposal validity date 31.03.2023. Hence, the contention of the applicants that the respondent bank has failed to consider the several requests made by the applicants to settle the entire liability and the bank has accepted Rs.50.00 lakhs and also initiated the SARFAESI measures is fails.

41. It is pertinent to note that the applicants are in receipt of the Sale notice dated 20.12.2024 and failed to challenge the same and allowed the auction to be held on 10.01.2025, hence the applicants have lost their right

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of redemption under Section 13 (8) of the SARFAESI Act which is extracted hereunder:

Section 13 (8):

Where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by him is tendered to the secured creditor at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets

42. Further, the applicant has raised additional averments in the present SA by way of written arguments filed on 13.02.2026 which are not pleaded in the SA, nor the applicant had sought permission to raise additional grounds by way of an application. Hence, the averments raised in the written arguments which are not pleaded is not considered and the same stands rejected.

43. In the instant matter there is no dispute with regard to OTS settlement arrived and failure to liquidate the entire liability as per agreed settlement. The applicant does not dispute the availing of the credit facilities, mortgage of the property and execution of the guarantee agreements and default in the repayment and the failure of the applicant in complying to the terms of OTS.

44. Therefore, the respondent bank has proceeded further in issuing the Sale notice dated 15.07.2023 which the applicant has failed to challenge and challenged only the Sale held on 10.08.2023 and the sale procedures.

As there is no infirmity in the auction Sale or in the sale procedures applicants have failed to make out a case of any infirmities in the measures taken by the respondent bank.

45. On the other hand, the respondent bank has duly established the due compliance of the measures in issuing the statutory notices and Sale notice dated 15.07.2023 and sale held on 10.08.2023 and issuance of Sale certificate dated 25.08.2023 are held as valid measures. The challenge to sale held on 10.08.2023 and sale notices issued by the respondent bank does not require any interference from this Tribunal. For the foregoing reasons the present SA is only to be dismissed.

46. Resultantly the present SA is dismissed. Interim Order granted, if any stands vacated, pending IAs are disposed of in terms of this final order. No order as to cost

Sd/-

(S.V. GOWRAMMA)
PRESIDING OFFICER,
DRT-III, CHENNAI

(*Dictated to Steno (Mogesh), transcribed by him, corrected, signed and pronounced by me on this the 15th day of September, 2026)*

LIST OF DOCUMENTS PRODUCED BY THE APPLICANT

Sl. No.	Description of Documents	Documents No.
1.	Impugned Sale notice dated 15.07.2023	A-1
2.	Letter regarding OTS from the defendant dated 23.03.2023	A-2

3.	Letter regarding ODSL to the defendant along with receipt from the defendant dated 25.08.2023	A-3
4.	Sale notice dated 17.08.2023	A-4
5.	Crl.M.P.No.4185 of 2022 filed by the defendant before the Hon'ble CJM, Chengalpattu dated 22.02.2022	A-5
6.	Memorandum of Deposit of Title Deeds for extension of EMG dated 02.02.2016	A-6
7.	CERSAI report for Item 1 property dated 28.09.2023	A-7
8.	CERSAI report for Item 2 property dated 28.09.2023	A-8

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Sl. No.	Description of Documents	Documents No.
1.	IA's Filed in 509/2023 and 219/2025 dated 16.02.2025.	A-1
2.	WMP High Court Order dated 05.08.2025 for Borrower dated 16.02.2025.	A-2
3.	Similar Case Reference: DRT 3 Order Copy dated 16.02.2025.	A-3
4.	One Page Statement dated 16.02.2025.	A-4
5.	Proof of Property Value from Online dated 16.02.2025.	A-5
6.	Removal of goods letter from bank for locked item No.2 property received by borrower on 16.08.2025 dated 12.02.2006	A-6
7.	Property Item No.2 Valuation by Sivaprakasam & Associates dated 23.08.2013.	A-7
8.	Corporation Bank (now Union Bank) Document (Valuation mentioned for Item No.1 & Item No.2 Property) dated 23.08.2013.	A-8
9.	MODTD for 190 Lakhs dated 02.10.2013.	A-9
10.	MODTD for 500 Lakhs dated 02.02.2016.	A-10
11.	Demand Notice (sent before recall notice) dated 06.07.2019.	A-11
12.	Possession Notice dated 18.09.2019.	A-12
13.	Recall Notice from Advocate Jaishankar (sent after Demand Notice) dated 29.08.2019.	A-13
14.	CJM Affidavit dated 22.02.2022	A-14
15.	CJM Petition dated 23.02.2022	A-15
16.	CJM Order dated 07.07.2022.	A-16

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17.	Borrower paid 4.50 Lakhs initial payment in "OTS – OSDL Scheme" dated 09.09.2022.	A-17
18.	Valuation by Udhayakumar for Item No.1 Property submitted by bank in counter 509 dated 31.10.2022.	A-18
19.	Valuation by Udhayakumar for Item No.2 Property submitted by Bank in counter 509 dated 31.10.2022.	A-19
20.	Whatsapp message (Postal covers) from Borrower to AGM dated 17.12.2022.	A-20
21.	Borrower Letter to Bank for settling the loan and payment & work flow information dated 17.12.2022.	A-21
22.	Borrower Letter to bank for survey number 171/4 dated 17.12.2022.	A-22
23.	OTS Settlement Letter from Bank under OTS – OSDL Scheme for Rs.470.00 Lakhs dated 23.03.2023.	A-23
24.	Valuation for Item No.2 property by Govt. approved bank panel valuer Dr. A. Shoba dated 08.05.2023	A-24
25.	Sale Notice dated 15.07.2023, (for auction held on 10.08.2023).	A-25
26.	Sale Notice dated 17.08.2023, fixing the auction dated 12.09.2023 dated 17.08.2023.	A-26
27.	Borrower paid 50 Lakhs in OTS- OSDL Scheme dated 25.08.2023.	A-27
28.	1st Sale Certificate issued to Mr. Sakthivel dated 25.08.2023.	A-28
29.	S.A.509/2023 (filed challenging the sale notice dated 15.07.2023 for item no.1 and item no.2 property) dated 30.08.2023.	A-29
30.	Guarantor Letter to Bank informing Survey number 171/4 dated 07.09.2023.	A-30
31.	Mails submitted in counter by Bank dated 08.09.2023.	A-31
32.	Letter by Borrower for making balance 4,15,50,000 in OTS – OSDL Scheme dated 23.09.2023.	A-32
33.	Memo filed by borrower ready to remit balance entire OTS amount dated 29.09.2023.	A-33
34.	First Intimation letter from bank about the sale of Item No.2 property dated 25.09.2023, received by borrower on 30.09.2023.	A-34
35.	Memo filed by borrower paying 70.00 lakhs (ready to clear cheque) and ready to remit balance OTS amount dated 04.10.2023.	A-35

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36.	Order copy of status and Quo by PO for Item No.2 property dated 05.10.2023.	A-36
37.	Respondent bank letter to borrower for cancellation of OTS dated 21.10.2023.	A-37
38.	Applicant submitted 1 crore cheque (ready to clear cheque) and letter to settle balance Rs.3,15,50,000 in 60 days dated 02.11.2023.	A-38
39.	Respondent bank letter to borrower about OTS dated 06.11.2023.	A-39
40.	Demolition order of Item No.1 property dated 13.12.2023.	A-40
41.	Borrower submitted 2 Crore DD and 1 Crore Cheque (ready to clear cheque) with letter to settle balance 1,15,50,000 within 15 days dated 02.02.2024.	A-41
42.	Bank filed IA in 509 for "clarification of Stay" dated 05.10.2023 dated 06.11.2024.	A-42
43.	Valuation by V. Murugadas taken by bank for item No.1 submitted in counter 219 dated 20.11.2024.	A-43
44.	Valuation by Harry Shelters taken by bank for Item No.1 submitted in counter 219 dated 21.11.2024.	A-44
45.	Sale notice for Item No.1 property dated 12.11.2024 (after 14 months) fixing auction dated 13.12.2024 dated 22.11.2024.	A-45
46.	2nd Sale Certificate issued to Mr. Sakthivel for Item No.2 property dated 11.12.2024	A-46
47.	Sale Notice for Item No.1 property fixing the auction dated on 10.01.2025 received on 24.12.2024 dated 20.12.2024.	A-47
48.	Borrower request letter to bank for statement of accounts and bank gave 1 pages statement to borrower dated 20.01.2025.	A-48
49.	Sale Certificate issued to Rani Baskar for Item No.2 Property dated 03.03.2025.	A-49
50.	Item No.1 Property Registration without Sale Certificate dated 05.03.2025.	A-50
51.	Respondent Bank letter to sub registrar about T.A.527/2023 proceedings. Sale notice 4.1 Violation dated 05.03.2025.	A-51
52.	W.P. filed 303/2025 in High Court by Bank for Police Protection for Eviction dated 04.07.2025.	A-52
53.	S.A.219 Counter dated 09.07.2025.	A-53
54.	W.P. filed 27440/2025 in High Court by Borrower for stay dated 14.07.2025.	A-54

55.	Photo of Item No.2 property partly locked and sealed by bank on 17.07.2025	A-55
56.	All PO order copies of SA.509/2023 dated from 05.10.2023 to 18.07.2025.	A-56
57.	W.P. 303/2025 High court dismissed order – filed by bank dated 05.08.2025	A-57
58.	Borrower Request Letter to Bank for statement of Accounts and Account Details dated 17.09.2025.	A-58
59.	Settlement Deed of Item No.2 property dated 12.02.2026	A-59
60.	Advocate letter for lost document of Item No.2 property dated 12.02.2026	A-60
61.	Paper Ad for Lost document of Item No.2 property dated 12.02.2026	A-61
62.	Property tax of Item No.2 property dated 12.02.2026	A-62
63.	Electricity Bill of Item No.2 property dated 12.02.2026	A-63
64.	Old Patta of Item No.2 property dated 12.02.2026	A-64
65.	New Patta of Item No.2 property dated 12.02.2026	A-65
66.	Online Patta of Item No.2 property dated 12.02.2026	A-66
67.	E.C 1969 – 1986 of Item No.2 property dated 12.02.2026	A-67
68.	Revenue record of Item No.2 property dated 12.02.2026	A-68
69.	Town Survey Register of Item No.2 property dated 12.02.2026	A-69
70.	Photos of Item No.2 property dated 12.02.2026	A-70
71.	Proof of Copy served to bank dated 12.02.2026	A-71
72.	Fee Receipt dated 12.02.2026	A-72

LIST OF DOCUMENTS PRODUCED BY THE RESPONDNET

Sl. No.	Description of Documents	Documents No.
1.	Final order in S.A.No.436 of 2019 passed by the Hon'ble DRT-II, Chennai against the possession Notice filed by the applicant and borrower dated 30.11.2021	R-1
2.	First Sale Notice issued by the respondent to the Applicant along with acknowledgement card and returned cover dated 13.11.2019	R-2

3.	Proof of Affixture of First Sale Notice dated 17.11.2019	R-3
4.	Paper publication of the Sale Notice issued in English daily namely Indian Express and in one issued in Tamil daily namely Dhinamani Chennai Edition dated 20-11-2019	R-4
5.	Valuation report in respect of Item No.1 of the schedule property dated 31.10.2022	R-5
6.	Valuation report in respect of Item No.2 of the schedule property dated 31.10.2022	R-6
7.	Sale Notice issued by the respondent to the Applicant and borrower along with acknowledgement cards dated 15.07.2023	R-7
8.	Proof of Affixture of sale notice dated 18.07.2023	R-8
9.	Paper publication of the sale notice issued in English daily namely Indian Express and in one issued in Tamil daily namely Dhinamani Chennai Edition dated 23.07.2023	R-9
10.	CERSAI search report dated 08.03.2016	R-10
11.	Sale Certificate issued in favour of Auction Purchaser dated 25.08.2023	R-11
12.	Email sent by respondent to the borrower regarding OTS proposal dated 08.09.2023	R-12
13.	Letter given by the respondent to the applicant for cancellation of OTS dated 25.09.2023	R-13

SCHEDULE OF PROPERTY

Item No.1: -

All that piece and parcel of Land and Building bearing Door No.9A, Parthasarathy Nagar, 11th Street, Adambakkam, Chennai - 600088, Land measuring to an extent of 5892 sq.ft., Comprised in Survey Nos.208/15 and 208/16, T.S No.77/1, 78, Adambakkam Village. Tambaram Taluk, Kancheepuram District and presently within the Corporation of Chennai and,

Bounded on the;
North by: Rosary School
South by: R. V. Plot

Uploaded in E-Drt on 15.09.2026 at 02:35 p.m.

East by: Land of A.T. Venkarasamy pillai land

West by: Ramamurthy's land and Parthasarathy street,

Admeasuring in all 5832 sq.ft., of land with building within the Registration district of Chennai South and Sub-registration district of Alandur.

Item No.2

All that piece and parcel of land and building bearing Plot No.26, (Approved Layout vide LP.D.M./D.T.P. No.29/68) measuring an extent of 1 Ground 830 sq.ft., (3230 sq.ft.,) with building thereon, comprised in Paimash No.241., S.No.171, T.S.No.95, Adambakkam Village, 5th Main Road, Officers Colony, Adambakkam, Chennai – 600 088 and,

Bounded on the:

North by: Plot No.17,

South by: Plot No.27,

East by: Plot No.25 and 20 Feet Road,

West by: Property belonging to Mr. Jagannatha Achari and M. Muthukumarasamy Achari

North to South on the East: 68 feet

North to South on the West: 68 feet

East to West on the North: 47 feet

East to West on the South: 48 feet

In admeasuring an extent of 3230 sq.ft., or thereabouts together with Building thereon, within the Registration District of Chennai South and Sub Registration District of SRO Alandur.

Sd/-
(S.V. GOWRAMMA)
PRESIDING OFFICER,
DRT-III, CHENNAI

Uploaded in E-Drt on 15.09.2026 at 02:35 p.m.