

**SALE NOTICE FOR THE SALE OF IMMOVABLE ASSETS MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, R/W RULE 8(6) AND 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

Notice is hereby given to the public in general and to the Borrowers/Co-borrowers/Mortgagor(s) in respect of below mentioned secured asset which is mortgaged with GrowXCD Finance Private Limited ("GXCD"), and possession of which had been taken by undersigned Authorized Officer of GXCD under the provisions of the ACT will be sold by Auction for recovery of the amount mentioned hereunder and further applicable interest, charges and costs etc.

The secured asset described below is being sold on "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**" under Rule No. 8 & 9 of the Security Interest (Enforcement) Rules ("the rules") for recovery of the dues detailed as under:

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| Name & Address of Borrower   | Mr.Saravanan S/o.Kasinathan and Mr.Shyamsundar.S S/o.Saravanan , residing at No.172, Mill Road, Nallur, Vaiyavur, Kanchipuram (Taluk), Kanchipuram District - 631 561.  |
| Loan Account Number  | 102203000003  |
| Legal Heirs of deceased Mr.Saravanan                                     | Mrs.Ambika, W/o.Saravanan, Mr.Shyamsundar.S S/o.Saravanan, Dhaneshwaran, S/o.Saravanan and Mrs.Malliga, W/o.Kasinathan residing at No.172, Mill Road, Nallur, Vaiyavur, Kanchipuram (Taluk), Kanchipuram District - 631 561.  |
| Statutory Demand Notice u/s. 13(2) Date & Amount                         | Notice dated 18.10.2025 and 29.10.2025 & Demand Amount Rs.24,76,880/- as on 30.09.2025  |
| Total Outstanding Amount including interest and charges as on 30.09.2025 | Rs.24,76,880/- (Rupees Two Four Lakh Seventy Six Thousand Eight Hundred and Eighty Only)  |
| Description of Immovable Property  | All that piece and parcel of Land and Building comprised in Gramanatham Old S.No.30/6 of house site in upward of North to South Road measuring 108 sq.mtr (1162 sq. ft) under Patta No.129, and its sub-division S.No.30/6, situated at No.64, Nellore Village, Kanchipuram Taluk, Kanchipuram District, and being bounded on the<br>North by : Mallika's site,<br>South by : Mallika's site,<br>East by : Road, and<br>West by : Earikarai (Lake).<br><br>Admeasuring,<br>East to West on the Northern side : 20 Feet,<br>East to West on the Southern side : 20 Feet,<br>North to South on the Eastern side : 59.5 Feet,<br>North to South on the Western side : 59.5 Feet.<br><br>This Property is belonging to Mr.K.Saravanan S/o.Kasinathan. |





|                                       |   |
|---------------------------------------|---|
| Reserve Price in INR                  | Rs.25,70,000/-  |
| EMD (10% of the Reserve Price)        | Rs.2,57,000/-   |
| Auction date and time                 | 15.04.2026 (Wednesday) at 11.00 am to 1.00 pm   |
| Place of Auction                      | GrowXCD Finance Private Limited,<br>Kanchipuram Branch<br>No.28 A, 2nd Floor, Kavalan Street, Kanchipuram - 631 501                       |
| Last date of submission of EMD        | 13/04/2026  |
| Bid Increment Amount                  | Rs.10,000/-   |
| Encumbrance Known to Secured Creditor | No  |
| Date of Inspection of Property        | From 09.03.26 to 13.04.2026 on working days between 9.30 AM to 5 PM with Prior appointment (Contact : Mr.JAYAPAL, Mob: +91 95000 24574 ). |

**Terms & Conditions for Auction:**

1. The Auction will be conducted at our Kanchipuram Branch in the above address for above mentioned secured asset with unlimited extensions of five minutes duration till 1.00 P.M. Bidders shall improve their offers in multiple of increment value during online bidding for secured asset(s).
2. The intending participants of Auction may download the copy of Sale Notice, Terms and Conditions of Auction, from our website. It is the responsibility of intending Bidders to properly read the Auction Notice, Terms and Conditions of Auction and other procedures of Auction and follow them strictly. The Auction sale notice also uploaded / published in the GXCD website @ [www.growxcd.com](http://www.growxcd.com).
3. EMD amount as mentioned above shall be paid online through DD/NEFT/RTGS mode. Payment of EMD by any other mode such as Cheque, will not be accepted and without EMD payment Bidders will not be allowed to participate in the Auction. Further, EMD shall not bear any interest. In case of Demand Draft, it should be drawn in favour of "Growxcd Finance Private Limited" payable at "Chennai".

|                      |                                     |
|----------------------|-------------------------------------|
| Bank Name:           | Suryoday Small Finance Bank Limited |
| Bank Branch Name:    | T.Nagar                             |
| Account No.:         | 256000011159                        |
| IFSC Code:           | SURY0000025                         |
| Account Holder Name: | GrowXCD Finance Private Limited     |

4. After finalization of Auction by the Authorized Officer, only successful bidder will be informed by the Authorized Officer by confirmation letter.
5. The secured asset will not be sold below reserve price.
6. The successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and balance amount shall be paid within 15 days from the date of auction in the above-mentioned Bank Account of GXCD. In case of failure to deposit the balance amounts within the stipulated period, the amount deposited by the successful bidder shall be forfeited and



the secured asset shall be re-sold and the defaulting bidder shall not have any claim over the forfeited amount and secured asset.

7. Caution to bidders:

- a. Secured Asset is being sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis.
- b. The secured asset is being auctioned with all the existing and future encumbrances whether known or unknown to GXCD. However, the intending bidders should make their own independent inquiries in their own interest and satisfy themselves regarding the encumbrances, title of secured asset, condition and description/physical area of secured asset, other claims / rights / dues / affecting the secured asset, statutory dues, arrears of tax, etc prior to submitting the bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of GXCD. GXCD shall not be responsible in any way for any claims / rights/ dues.
- c. GXCD does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the secured asset offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co- operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the secured asset. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of secured asset & to pay the tax to the authorities as per applicable rates.
- d. Pending Statutory dues/liabilities etc., due to the Government/Local Body, if any, shall be borne by the successful bidder(s).
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the auction.
- f. The auction notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

8. Inspection of Secured Asset:

- a. Secured Asset/s can be inspected on the date(s) given in the public sale notice, and on any other date at the discretion of Authorized Officer. For prior appointment please contact **Mr.JAYAPAL**, GrowXCD Finance Private Limited (**Mob: +91 95000 24574** ).
- b. Bidder(s) shall inspect the secured Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the secured Asset/s.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

9. Inspection of Title Deeds:

Bidder(s) may inspect and verify the copy of title deeds and other documents relating to the secured asset available with GXCD between **09.03.2026 to 13.04.2026 during 9.30 am to 5.30 pm.**

10. Submission of bid forms:

- a. Bids shall be submitted on or before the last date and time given in the auction sale notice.
- b. Bid form shall be duly filled in with all the relevant details. The bidders should submit the copies of their PAN card and proof of residential address, while submitting bid form. The bidders, other than individuals, should also submit the required documents for KYC vitrification.
- c. Bidder(s) staying abroad/NRIs/PIOs holding dual citizenship must submit photo page of



- their valid Indian Passport.
- d. Incomplete/unsigned bids without capturing EMD remittance details will be summarily rejected.
  - e. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. will be accepted as the identity document and should be submitted along with the bid form.
  - f. Original Identity Document, copy of which is submitted along with the bid form must be produced on demand.
11. Bid Multiplier:  
The bidder(s) shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale.
12. Duration of Auction sale:
- a. Auction sale will start automatically on and at the time given in the public sale notice/tender document.
  - b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
  - c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
  - d. Bidders are advised to offer their bid accordingly keeping in mind the five minutes duration.
  - e. No complaint on time-factor or paucity of time for bidding will be entertained.
13. Bidding:
- a. In case of sole bidder, the sale may be accepted or deferred, and secured asset be brought for resale or otherwise sale will be deferred or canceled at the discretion of GXCD.
  - b. Bidders are cautioned to be careful while offering their bid amount before confirming the same.
  - c. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the **EMD amount will be forfeited**.
14. Declaration of successful bidder:
- a. Highest bidder will be declared as successful bidder and sale will be confirmed. Intimation to this effect will be given by the GXCD through a letter.
  - b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the secured asset until the sale is confirmed by the Authorized Officer.
15. Deposit of purchase price:
- a. The bidder declared as successful bidder, shall pay, immediately on the same day or not later than the next working day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
  - b. In case of the auction-sale proceeding is being concluded beyond the OFFICIAL WORKING / TRANSACTION HOURS i.e., after 5.00 p.m., the deposit of 25% of purchase price (less EMD already paid) shall considered to be paid on the next working day.



- c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorized Officer.

16. Default of Payment:

Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 15 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice, forfeiture of amount paid and GXCD will be entitled to resale the secured asset.

17. Sale Certificate/ Payment of Stamp Duty:

- a. On confirmation of the sale by the GXCD and compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the secured asset in favour of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected by the successful bidder/purchaser in person or through an authorized person.
- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as per applicable laws. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
- f. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

18. Return of EMD:

- a. EMD of unsuccessful bidders will be returned by GXCD into their respective bank accounts, details of which provided by the potential bidders at the time of submission of bid.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorized Officer.

19. Stay/Cancellation of Sale:

In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or canceled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

20. Delivery of Title Deeds:

The title deeds and other documents related to the secured asset and deposited with GXCD for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

21. Delivery of possession:



All expenses and incidental charges there-to shall be borne by the auction purchaser.

22. Other Conditions:

- a. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. GXCD has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
- c. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- d. Counteroffer/conditional offer/conditions by the bidder and/or successful- bidder will NOT be entertained.
- e. The Borrowers/co-borrowers/mortgagors attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset by making the payment of above-mentioned amount along with up to date interest and ancillary expenses incurred before the auction date.
- f. This publication is also statutory 30 days sale notice which is required under the ACT.
- g. Particulars specified in respect of the secured asset in the public notice have been stated to the best of the information of the Authorized Officer/GXCD and GXCD would not entertain any claim or representation in that regard from the bidders.
- h. Words and expressions used herein above shall have the same meaning as assigned to them in the ACT and the Rules framed thereunder.

Date: 05.03.2026

Place: Chennai



  
Authorized Officer  
GrowXCD Finance Private Limited.

