

SALE NOTICE

HALLMARK LIVING SPACE PRIVATE LIMITED (In Liquidation)

(CIN: U45400TN2012PTC084362)

Regd office: Suite A, No-43, Old No.62/2, United Plaza, Usman Road, T. Nagar, Chennai - 600 017.

Site: "Emerald" Chettipunniam, GST Road, Opp. To Mahindra World City
(Next to RTO office) Chengalpattu - 603002

E-AUCTION UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016

Invitation of Bids in respect of sale of the property given below of M/s Hallmark Living Space Private Limited (in Liquidation) ("Corporate Debtor") under Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 on "As is where is basis, As is what is basis, Whatever there is basis and Without any recourse basis" by the Liquidator, appointed by the Hon'ble National Company Law Tribunal (NCLT), Chennai Bench, vide its Order Dated 17.08.2018. Interested persons shall refer to and understand the complete E-AUCTION PROCESS INFORMATION DOCUMENT containing details of Terms and Conditions of E-Auction, E-Auction bid form, Eligibility criteria, Declaration by bidders, Earnest money deposit etc., details of which are available at Corporate Debtor's Website www.hallmarklivingspace.co.in and service provider's website. The E-Auction Sale will be conducted strictly subject to said E-Auction process information document through the E-Auction platform <http://ncltauction.auctiontiger.net>. The applicable GST and other taxes / duties will be extra.

Property	Inspection Date	Date and Time of e-Auction	Reserve Price (INR)	EMD Amount & Due Date (INR)	Bid Increase Amount
Building 8,98,137 Sq.ft not fully Built-up and Land 7.62 acres (excluding 6388 sq. ft. UDS) (approximately) situated at "EMERALD" Chettipunniam, GST Road, Opp. To Mahindra World City (Next to RTO Office) Chengalpattu - 603002.	Between 27/09/2024 to 14/10/2024 Timing : 11.00 AM to 5.00 PM	24/10/2024 Between Timing : 03.00 PM to 05.00 PM	Rs. 72.00 Crores (Rupees Seventy Two Crores Only)	Rs. 5.00 Crores (Rupees Five Crores Only) Due Date : 22/10/2024 till 6.00 p.m.	Rs. 25.00 Lakhs (Rupees Twenty Five Lakhs only)

Sale notice shall be read in conjunction with the E-Auction Process Information Document. For E-Auction details, contact Mr. Praveen Thevar at +91-9722778828, email: Praveen.thevar@auctiontiger.net or nclt@auctiontiger.net. You may also contact the undersigned or email at csdhanapal.abc@gmail.com for further details about the sale. If any modification in time lines and / or in the "E-Auction Process Information Document" including terms and conditions, it will be notified in the website of the Corporate Debtor i.e. www.hallmarklivingspace.co.in

Date : 25.09.2024
Place : Chennai
S. Dhanapal,
Liquidator for Hallmark Living Space Pvt Ltd. (in Liquidation)
IBBI Regn.No: IBBI/PA-002/IP-N00060/ 2017-18/10112
Suite No.103, First Floor, Kaveri Complex, 96/104, Nungambakkam High Road, Nungambakkam, Chennai - 600 034 Tel.No:044-45530256/0257, Email ID - csdhanapal.abc@gmail.com

an extent of 3600 sq.ft or thereabouts and situated within the Sub Registration District of Vanur and in the Registration District of Tindivanam.

Schedule-D: All that piece and parcel of land & building bearing Door No.26 (as per property tax), Plot Nos. 1, 2 & 3, having the total extent of 6606 Sq. Ft comprised in R.S.No-194/6, As per Revenue Record R.S.No-194/6 in Shanmugapuram, Oulgaret Rev Village, Puducherry Regd. District, Oulgaret SRO and bounded on North by: Newly formed Road, South by: Land in S.No-194/3, East by: Plot Nos-4, West by: Newly formed Road In all ad measuring an extent of 6606 sq.ft or thereabouts and situated within the Sub Registration District of Oulgaret and in the Registration District of Puducherry.

Date : 20.09.2024
Place : Chennai

Authorised Officer,
HDFC Bank Ltd.

JM Financial Asset Reconstruction Company Limited
Corporate Identity Number : U67190MH2007PLC74287
Registered Office Address : 7th Floor, Chenergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025. T. +91 22 6630 3030 F. +911 22 6630 3223 www.jmfinancialarc.com

APPENDIX IV Possession Notice (for immovable property)

Whereas, the Authorized Officer of Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand notice calling upon to the Borrower(s), Co-Borrower(s), Guarantor(s) to repay the amount mentioned in the notice together with interest at contractual rate and expenses, cost, charges etc.due thereon till the date of payment within 60 days from the date of receipt of the said notice. Subsequently, Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) assigned the financial assets pertaining to Borrower(s) together with the underlying security interest created therefor along with all rights, title and interest thereon in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya - Trust (hereinafter referred to as "JMFAESI") under the provisions of the SARFAESI Act vide an assignment agreement dated March 29, 2023 (hereinafter referred to as "Assignment Agreement"). The Borrower having failed to repay the amount, notice is hereby given to the Borrower(s), Co-Borrower(s), Guarantor(s) and the public in general that the undersigned, being the Authorised officer of JMFAESI has taken possession of the property described herein below, in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of JMFAESI for an amount as mentioned herein under with interest thereon till the date of repayment. The borrower(s), Co-Borrower(s), Guarantor(s) attention is invited to provisions of sub-section (B) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Name of the Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Date of Possession
1	Branch: Thirunelveli, Loan Code No: (0330003898) Borrowers: James.A, Co-Borrower : Krishnammal J	14-06-2021 For Rs.17,94,905/-	19-09-2024
SNo:159/3 A2, Chruh Street, Ward No.4, P-Rettiyapatti Village, Panthapuli Panchayat, Sankarankovil Taluk Panchayat, Sankarankovil Taluk, Thirunelveli District, Tirunelveli, Tamil Nadu: 627753.			
2	Branch: Thirunelveli Loan Code No:(03300005487) Borrowers: Amalorpavam Therese Rani.E, Co-Borrower :Xavier.S	29-06-2021 For Rs.17,67,382/-	19-09-2024

SEVEN ELEVEN BUSINESS SERVICES PRIVATE LIMITED (IN LIQUIDATION)

Liquidator's Address : 11/108, 4th Street, Karpagam Avenue, Raja Annamalaipuram, Chennai - 600 028 Contact: +91 9444053214
Email: centaur_sr@yahoo.com; sribcpl@gmail.com; sra.arp@gmail.com

Notice of Sale through E -AUCTION

In terms of the Order dated 9th April 2019 passed by Hon'ble NCLT, Chennai Bench, notice is hereby given by the undersigned to the public in general for disposal of assets of SEVEN ELEVEN BUSINESS SERVICES PRIVATE LIMITED (IN LIQUIDATION) on consolidated or piecemeal basis by E-Auction as per details mentioned in the table below. The assets of the Corporate Debtor are: