

ICICI Bank

Regd. Office: ICICI Bank Tower, Near Chakki Circle, Old Padra Road, Vadodra - 390 007
 Corporate Office: ICICI Bank Tower, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051
 Regional Office: ICICI Bank Towers, Plot No 12, Nanakramguda, Serilingampally, Gachibowli, Hyderabad-500032, Telangana.

E-Auction sale notice for sale of Secured Asset under Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 ("Act") read with proviso to rule 8(6) and rule 9(1) of Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas, the undersigned, being the Authorized Officer of ICICI Bank Limited ("ICICI Bank") under the Act and in exercise of the powers conferred under section 13(12) of the Act read with Rule 3 of the Rules issued a statutory demand notice on August 31, 2021 under section 13(2) of the said Act, upon **IVRCL Limited ("the Borrower")** and Chodavaram Developers Private Limited ("Mortgagor 1"), Indus Palms Hotels and Resorts Limited ("Mortgagor 2"), [all the mortgagors hereinafter referred to as "the Mortgagor(s)"] calling upon the Borrower/ Mortgagor(s)/ Guarantor(s) to repay the amount mentioned in the said notice being Rs.10,66,21,36,95,95 (Rupees One thousand and sixty six crores twenty one lakhs ninety one thousand three hundred and sixty nine rupees and ninety five paise only) as on June 30, 2021 together with further interest and other charges thereon from July 01, 2021 at the contractual rates until payment / realization within 60 days from the date of receipt of the said notice. Notice is hereby given to the public in general and in particular to the Borrower, Guarantor(s) and Mortgagor(s) referred above that the below described **Secured Asset** is mortgaged/charged to ICICI Bank and on account of failure of the Borrower / Mortgagor(s) / Guarantor(s) to repay the aforementioned amount as claimed by ICICI Bank, Authorized Officer of ICICI Bank has taken symbolic possession of the Secured Asset (as defined below in Schedule I) on May 12, 2025.

Offers are hereby invited from interested persons/participants, to be submitted online through our e-auction service provider **M/s C1 India Pvt Ltd**, through the web portal <https://www.bankauctions.com> on **July 17, 2026 between 12:00 PM to 2:00 PM**, for the sale of the following Secured Asset of ICICI Bank on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without recourse basis" for the recovery of ₹ 2660,35,08,681.75 (Rupees Two Thousand Six Hundred and Sixty Crore Thirty Five Lakhs Sixty Thousand Six Hundred and Eighty One rupees and Seventy Five paise only) as on March 31, 2026 along with further interests, other costs and charges due to ICICI Bank, as per following details in Schedule II.

SCHEDULE I

Details of the Secured Assets with total extent of about 21.88 acres are as given below:

- I. Property details of M/s. Chodavaram Developers Private Limited/Mortgagor 1
- All those pieces and parcels of land situated in Annapampattu I and Ellavambedu (Annapampattu II) villages, Ponneri Taluk, Thiruvallur district in the Registration district of Chennai (North) and Sub-Registration district of Ponneri as per the following Survey Numbers and extents.

S. No	Survey Number	Extent in Acres	Village
1.	327/6	0.25	ELLAVAMBEDU (Annapampattu II)
2.	222/2	0.18 1/2	ANUPAMPATTU I
3.	222/3	0.18 1/2	ANUPAMPATTU I
4.	222/4	0.10	ANUPAMPATTU I
5.	224/2	0.42	ANUPAMPATTU I
6.	225/3	0.27	ANUPAMPATTU I
7.	226/3B	0.26	ANUPAMPATTU I
8.	226/4A	0.31	ANUPAMPATTU I
9.	226/8A	0.20	ANUPAMPATTU I
10.	228/10B	0.30	ANUPAMPATTU I
11.	228/13B	0.02	ANUPAMPATTU I
12.	231/3C	0.50	ANUPAMPATTU I
13.	231/4	0.94	ANUPAMPATTU I
14.	232/3	0.39	ANUPAMPATTU I
15.	232/4A	0.23	ANUPAMPATTU I
16.	232/5	0.38	ANUPAMPATTU I
17.	233/2	0.38	ANUPAMPATTU I
18.	235/6	0.37	ANUPAMPATTU I
19.	236/5	0.40	ANUPAMPATTU I
20.	241/1B	0.60	ANUPAMPATTU I
21.	264/10	0.38	ANUPAMPATTU I
22.	264/4	0.40	ANUPAMPATTU I
23.	226/2	0.54	ANUPAMPATTU I
24.	228/9	0.28	ANUPAMPATTU I
TOTAL		8.29	

- II. Property details of M/s. Indus Palms Hotels and Resorts Limited/Mortgagor 2
- All those pieces and parcels of land situated in Pulikulam (Anupampattu I) and Anupampattu villages, Ponneri Taluk, Thiruvallur district in the Registration district of Chennai (North) and Sub-Registration district of Ponneri as per the following Survey Numbers and extents.

S. No	Survey Number	Extent in Acres	Village
1.	44/5A	0.74	PULIKULAM (Anupampattu I)
2.	45/1	3.72	PULIKULAM (Anupampattu I)
3.	45/2	0.62	PULIKULAM (Anupampattu I)
4.	174/11	0.09	ANUPAMPATTU I
5.	241/5	0.30	ANUPAMPATTU I
6.	243/3	0.13	ANUPAMPATTU I
7.	244/6	0.26	ANUPAMPATTU I
8.	244/8	0.67	ANUPAMPATTU I
9.	263/1	1.06	ANUPAMPATTU I
10.	263/5	0.28	ANUPAMPATTU I
11.	264/2	0.19	ANUPAMPATTU I
12.	264/5	0.12	ANUPAMPATTU I
13.	264/6	0.82	ANUPAMPATTU I
14.	264/7	0.32	ANUPAMPATTU I
15.	264/8	0.16	ANUPAMPATTU I
16.	264/9	0.24	ANUPAMPATTU I
17.	264/11	0.14	ANUPAMPATTU I
18.	265/1	1.09	ANUPAMPATTU I
19.	265/2	0.64	ANUPAMPATTU I
20.	265/3	1.93	ANUPAMPATTU I
21.	265/4	0.07	ANUPAMPATTU I
TOTAL		13.59	

Reserve Price (in Rs.)	Earnest Money Deposit ("EMD") (in Rs.)	Bid Increment Value (in Rs.)	Inspection Date & Time
7,88,00,000/-	78,80,000/-	10,00,000/-	July 01, 2026, 11:00 am to 1:00 pm with prior intimation
e-Auction Date & Time		Last Date of Submission of EMD	
July 17, 2026, 12:00 pm to 2:00 pm		July 16, 2026 before 5:00 pm	

TERMS & CONDITIONS:

- AND WHEREAS, the Authorized Officer of ICICI Bank, has decided to dispose of the said Secured Asset, this notice of sale is published today to notify that the Secured Asset, as detailed in the Schedule I above will be sold through an online auction.
- The online auction will take place on the website of auction agency i.e., <https://www.bankauctions.com> on **July 17, 2026 between 12:00 PM to 2:00 PM**. The said auction will be conducted through M/s C1 India Pvt Ltd and shall be further subject to terms & conditions contained in the Tender cum Auction Document which is available on the website of the auction agency i.e., <https://www.bankauctions.com>.
- The Mortgagor/Guarantors/Borrower in particular and the public in general are hereby cautioned and restrained not to deal with the Secured Asset, as detailed above, in any manner in terms of section 13(13) of the said Act and any dealing with the Secured Asset will be subject to the charge of ICICI Bank.
- The Earnest Money Deposit ("EMD") for an amount of ₹78,80,000/- and other relevant documents as stipulated in the Tender cum Auction Document are required to be deposited on or before **July 16, 2026 up to 5:00 PM** in a sealed envelope super scried "Offer from Mr./ Ms./ M/s. [] for purchase of the Immovable Properties located in villages of Pulikulam, Annapampattu-I and Ellavambedu (Annapampattu-II), Ponneri Taluk, Thiruvallur District, Tamil Nadu owned by Mortgagors and mortgaged in favor of "ICICI Bank" so as to reach **Mr. Praneeth Marri at ICICI Bank Limited, ICICI Bank Towers, Plot No 12, Nanakramguda, Serilingampally, Gachibowli, Hyderabad-500032, Telangana**. EMD DD / PO should be from a Nationalized/Scheduled Bank favoring "ICICI Bank Limited" payable at Hyderabad. The EMD is refundable, if the bid is not successful.
- The successful bidder shall be required to pay 25% of the offer amount less amount paid as EMD immediately on the same day or not later than the next working day, as the case may be, on the receipt of intimation of highest bid from the Authorized Officer of ICICI Bank and the rest 75% of balance amount(s) on or before the 15th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day or if the 15th day be a Sunday or other holiday, then on the first working day after the 15th day or such extended period as may be granted in writing by the ICICI Bank, in any case not exceeding three months from the date of confirmation of the sale of the Secured Asset. In case of any default on the part of the successful bidder, all amounts deposited till then shall be forfeited including EMD. The Pay Order / Demand Draft should be drawn on a Scheduled/ Nationalized Bank favoring "ICICI Bank Limited" payable at Hyderabad. As per Income tax provisions, TDS @1% will be payable by the purchaser on the amount of sale consideration i.e. auction price or stamp duty value of property whichever is higher if any of them exceed ₹ 50 lakhs. Accordingly, TDS @1% of sale consideration is payable by the successful auction purchaser if the purchase price is more than ₹ 50.0 lakhs. The sale shall be subject to the conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder.
- An appeal (AT)(Ins) 93/2025 filed by third party i.e. Raghava Square Private Limited is pending before National Company Law Appellate Tribunal, Chennai challenging the order in A-257 of 2025 passed by National Company Law Tribunal, Hyderabad. The particulars in respect of the Secured Asset specified in the Schedule herein above, have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, mis-statement or omission in the said particulars. The Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the said Secured Asset will be sold with the encumbrances and dues payable to the statutory authority/ies (if any) and are also requested, in their own interest, to satisfy himself / themselves / itself with regard to the above and other relevant details pertaining to the above mentioned Secured Asset before submitting their bids.
- The intending purchasers/bidders shall not be entitled to raise any objection as to area, boundary or title or other particulars, as the same are believed to be and shall be taken as correct and if any error or misstatement or omission if discovered in the particulars of the Secured Asset, the same shall not annul the sale nor shall be entitled to any compensation from the Bank or its Officers and no claim for compensation of any nature will be entertained.
- For any further clarifications with regard to inspection, terms and conditions of the e-auction or submission of offer(s)/bids(s), kindly contact **Mr. Praneeth Marri, Senior Relationship Manager, Contact No. +91 9963549615, (email: marri.praneeth@icicibank.com)** or contact M/s C1 India Pvt Ltd at +91 7418281709, Email: tn@c1india.com | prabakaran.malaichamy@c1india.com support@bankauctions.com.
- The Authorized Officer reserves the right to reject any or all the bids or cancel the auction without furnishing any further notice or reasons thereof.
- Any statutory and other dues payable and due on the Secured Asset shall be borne by the successful purchaser as per the provisions of applicable laws.
- In case there is any discrepancy between the publication of sale notice in English & vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Date: June 15, 2026
 Place: Hyderabad
 Authorized Officer
 For ICICI Bank Limited

Chola
 Enter a better life

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
 Corporate office address:- Chola Crest, Super B, C54 & C55.4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032

POSSESSION NOTICE [(APPENDIX IV) [Under Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of M/s. Cholamandalam Investment And Finance Company Limited, 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 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under and 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.

Sl. No.	Name and Address of the Borrowers & Loan A/c no.	Date of Demand Notice	O/S AMT	Description Of The Property Possessed	Date Of Possession
1.	Loan Account Nos. HL24VDN000140945 Mr/Mrs. THANGAMUNEESWARAN G Mr/Mrs. LAKSHMI G Mr/Mrs. NIRMALADEVI KANNAN All are R/o. at 3/316, Bharathi nagar, Allampatti virudhunagar, Water tank, Virudhunagar, TAMIL NADU - 626001 Also at Plot No.7, S.No. 46/2, Karasamy Street, Allampatti Village, Virudhunagar Taluk, Virudhunagar, Tamilnadu, 626001 And also at Mr/Mrs. NAGARAJ P 3/245-1 M.G.R Nagar, Allampatti VIRUDHUNAGAR NEAR WATER TANK Virudhunagar TAMIL NADU 626001	11-03-2026	Rs.2027086/- (Rupees Twenty lakhs Twenty Seven Thousand Eighty Six Only) as on 11-03-2026 and interest thereon.	Virudhunagar District, Virudhunagar District Registration, Virudhunagar Taluk, Virudhunagar Joint 1 Sub Registration Office District, Allampatti Village, Survey No. 46/2, Sub division Survey No.90/16B in Plot No.07 in Total Extent 516.25 sq.ft (47.96 Sq.mts) Of land And Building bounded by BOUNDARIES East-House belongs to Vijayalakshmi & on its western side 675h land West - East-West 121wide South-North Common Pathway North - Plot No. 8 South - Plot No. 6 belongs to Thiruvijayan MEASURING :- The Measurement of the East-West on Northern side 36.75 sq.ft, East-West on the Southern side 37 sq.ft, North - South on both side 14 sq.ft, included on Western Side 6 sq.ft out of common Pathway . The total measurement of the 516.25 sq.ft (47.96 sq.mtr) with all easements rights and pathway .	Possession Date: 10-06-2026

Date: 10-06-2026
 Place: Virudhunagar

AUTHORIZED OFFICER
 CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

DEBTS RECOVERY TRIBUNAL-III

6th FLOOR, ADDITIONAL OFFICE BUILDING, SHASTRI BHAVAN, HADDOWS ROAD, NUNGAMBAKKAM, CHENNAI-600 006

E-AUCTION SALE Dated: 09/06/2026

1)DRC No. 21/2020
 The under mentioned property will be sold by line E-Auction through website <https://www.bankauctions.com> for recovery of a sum of Rs.9,50,90,219.87/- (Rupees Nine Crore Fifty Lakhs Ninety Thousand Two Hundred Nineteen and Paise Eighty-Seven Only) as on **14/05/2026** and interest, costs & expenses thereon from M/s. Modern Rice Mill & 3 Others payable to M/s. U V Asset Reconstruction Company Ltd in O.A.No. 743/2014.

Description Of Property
Item No.1
 All that piece and parcel of immovable property comprising Pondicherry Registration District, Bahour Sub Registration District under Karaimanikam in Nettappakkam Commune Panchayat, RS No. 41/2, Sooramangalam Village, Cadastre No. 130/1 to 139 land measuring an extent of 0.475 acre and bounded on the North by Periyavalkal, South by Sivapragasam Land; East by Bangaru Reddier Land and West by Kalathumettu Road

Upset Price: Rs. 50,00,000/- (Rupees Fifty Lakhs Only)
Bid Increment: Minimum Rs. 1,00,000/- or multiples of Rs. 1,00,000/-

Item No.2
 All that piece and parcel of immovable property comprising Cuddalore District, Cuddalore Registration District, Cuddalore 1st Joint Registry, Cuddalore Taluk, Cuddalore Municipal limit, Manjakkuppam, 5th Division and 7th ward, Survey No. 1494, Area 0.20996 sq.ft [0.48 cents] measuring East to West on the northern side 83 feet, Southern side 88 feet, South to North on the eastern side 282 feet and on the western side 258 feet and bounded on the North of the land owned by executor in TS No. 782; South of the Uppalavadi Main Road, East of the northern land owned by the executor within the limit of Manjakkuppam in TS No 1495 and West of the land owned by the executor in TS No. 781.

Upset Price: Rs. 3,30,00,000/- (Rupees Three Crore Thirty Lakhs Only)
Bid Increment: Minimum Rs. 5,00,000/- or multiples of Rs. 5,00,000/-

1)DRC No. 27/2020
 The under mentioned property will be sold by online on E-Auction through website <https://www.bankauctions.com> for recovery of a sum of Rs. 55.01,22,225.49/-in (DRC No.27/2020) for recovery of a sum of Rs. 13,39,86,477.07/-in (DRC No.24/2020) as on **14/05/2026** and interest, costs & expenses thereon from M/s. ASR Agro Oils Pvt. Ltd. & 3 Others payable to M/s. U V Asset Reconstruction Company Ltd in DRC No. 322/2015 & DRC No.24/2020 in O.A.No.947/2014.

Description Of Property
Item No.1 [Property belonging to Mrs S. Renuga Devi]
 All that piece and parcel of immovable property comprising in Pondicherry Registration District, Bahour Sub Registration District, Karaimanikam Revenue Village in Nettappakkam Commune Panchayat, No.55 Sooramangalam Village, RS No. 41/2, Cadastre No. 130/1, 130/2, 131/2, 132, 133, 134, 135, 136, 137, 138, 139, Patta No.16 covered by East & South of R.S.No.41/1, North of R.S.No.39, West of R.S.No.12, in which an extent of 1 hectare 59 Ares and 50 centiares of dry land out of which the extent covered under this sale deed sold by the vendor is the centre portion admeasuring 63 Ares 41 1/2 centiares or 1 acre 56 1/2 Cents and being bounded on the: South of Krishnarajal; North of land owned by A.Selvarangam & S. Aravinthan; East of the Kalathumedu Road; West of the land owned by Bankaru Reddier;

Upset Price: Item No.1- Rs. 2,14,00,000/- (Rupees Two Crore Fourteen Lakhs Only) Included Plant & Machinery Rs.55,00 000
Bid Increment: Item No.1 Minimum Rs. 3,00,000/- or multiples of Rs. 3,00,000/-

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Item No.1 [Property belonging to Mrs S. Renuga Devi]
 All that piece and parcel of immovable property comprising in Pondicherry Registration District, Bahour Sub Registration District, Karaimanikam Revenue Village in Nettappakkam Commune Panchayat, No.55 Sooramangalam Village, RS No. 41/2, Cadastre No. 130/1, 130/2, 131/2, 132, 133, 134, 135, 136, 137, 138, 139, Patta No.16 covered by East & South of R.S.No.41/1, North of R.S.No.39, West of R.S.No.12, in which an extent of 1 hectare 59 Ares and 50 centiares of dry land out of which the extent covered under this sale deed sold by the vendor is the centre portion admeasuring 63 Ares 41 1/2 centiares or 1 acre 56 1/2 Cents and being bounded on the: South of Krishnarajal; North of land owned by A.Selvarangam & S. Aravinthan; East of the Kalathumedu Road; West of the land owned by Bankaru Reddier;

Upset Price: Item No.1- Rs. 2,14,00,000/- (Rupees Two Crore Fourteen Lakhs Only) Included Plant & Machinery Rs.55,00 000
Bid Increment