

THROUGH COURIER/EMAIL/ RPAD

Ref: 2nd/SN/Sep-26
Loan A/c - LA430046

Date: 16-09-2026

To,

1. Mr.ANNA GOPALAN,
S/o. Duraisamy,
No.60(2), Kamaraja Nagar,
Sholingur, Sholingur Taluk,
Ranipet, Tamil Nadu – 631 102.
Mob : 91505 66815

2. Mrs.ANDAL,
W/o. Anna Gopalan,
No.60(2), Kamaraja Nagar,
Sholingur, Sholingur Taluk,
Ranipet, Tamil Nadu – 631 102.
Mob : 91505 66815

Property Address:

3. Mr.ANNA GOPALAN,
S/o. Duraisamy,
Plot No.56, Pajanai Kovil Street,
Pulivalam Village, Walaja Taluk,
Ranipet, Tamil Nadu – 632 505.
Mob : 91505 66815

4. Mrs.ANDAL,
W/o. Anna Gopalan,
No.60(2), Kamaraja Nagar,
Sholingur, Sholingur Taluk,
Ranipet, Tamil Nadu – 631 102.
Mob : 91505 66815

Subject: SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002.

Ref.: Loan Account No. - LA430046

Dear Sir/ Madam,

The Authorised Officer of **M/s. Five Star Business Finance Ltd.,** (“*secured creditor*”) hereby informs you that despite service of the demand notice dated **16-01-2025** under section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of

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Five-Star Business Finance Limited

Registered Office : New No. 27, Old No. 4, Taylor’s Road, Kilpauk, Chennai – 600
010

Phone: 044- 4610 6200, E-Mail: info@fivestargroup.in, Website:
www.fivestargroup.in

CIN: L65991TN1984PLC010844

Security Interest Act, 2002 (“**SARFAESI Act**”), you the above named borrowers, co-borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the Constructive Possession of the Secured Asset mentioned in schedule - A had been taken by the authorised officer of the secured creditor.

The notice is hereby given to you that the secured creditor, shall now proceed to sell the Secured Asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **15 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of **15 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

THE AUTHORISED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER **15 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **07-10-2026** FROM **02.00 P.M. TO 04.00 P.M** STRICTLY ON “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, “**WHATEVER THERE IS**” AND “**WITHOUT ANY RECOURSE**” BASIS. FOR RECOVERY OF THE SECURED DEBT OF **Rs.27,64,733/- (Rupees Twenty-Seven Lakhs Sixty-Four Thousand Seven Hundred and Thirty-Three Only)** due as on **15-09-2026** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs.12,75,000/- (Rupees Twelve Lakhs Seventy-Five Thousand Only)** We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may note that in case

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the Sale proceeds of such sale of the secured asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HERewith FOR YOUR INFORMATION.

SCHEDULE-A

[Description of the Secured Asset]

All that piece and parcel of Vacant Land bearing **Plot No.56**, Pajanai Kovil Street, situated at Pulivalam Village, Walaja Taluk, Ranipet District (previously Vellore District), Comprised in Layout No.826/91 approved by the Director of Town Planning vide his order No.D.Dis.56218/90/LA-3, Dated : 13th August 1991 and by order of the Commissioner, Panchayat Union, Sholingur No.ROC.4731/91, Dated : 20th August 1991, Comprised in R.S No.634, New Natham S.No.76/14, as per Patta No.47, land measuring an extent of 2294 Sq.Feet or 213.118 Sq.Meter, and

Bounded on the

North By - Plot No.65
South By - 30 Feet Wide Road
East By - Plot No.57
West By - Plot No.55

Measurements

East to West on the North Side - 37 Feet 3 Inches
East to West on the South Side - 54 Feet 6 Inches
North to South on the East Side - 50 Feet
North to South on the West Side - 50 Feet

The above property is situated within the Registration District of Ranipet (previously Arakonam) and within the Registration Sub-District of Sholingur.

For Five Star Business Finance Ltd.,

Authorised Officer
Encl: Appendix IV-A

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APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

E-Auction sale notice of **15 days** for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of **Five Star Business Finance Limited** [CIN: L65991TN1984PLC010844], the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **07-10-2026** from **02.00 P.M.** to **04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs.27,64,733/- (Rupees Twenty-Seven Lakhs Sixty-Four Thousand Seven Hundred and Thirty-Three Only)** due as on **15-09-2026** against Loan Account No. **LA430046**, by way of outstanding principal, arrears (including accrued late charges) and interest till the date of actual payment along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **ANNA GOPALAN and ANDAL**.

The Reserve Price for the auction of the Property **Rs.12,75,000/- (Rupees Twelve Lakhs Seventy-Five Thousand Only)** and the Earnest Money Deposit is **Rs. 1,27,500/- (Rupees One Lakh Twenty-Seven Thousand Five Hundred Only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft** or through any other proper banking channels to the credit of “**Five Star Business Finance Limited**”, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

SCHEDULE A
[DESCRIPTION OF THE PROPERTY]

All that piece and parcel of Vacant Land bearing **Plot No.56**, Pajanai Kovil Street, situated at Pulivalam Village, Walaja Taluk , Ranipet District (previously Vellore District), Comprised in Layout No.826/91 approved by the Director of Town Planning vide his order No.D.Dis.56218/90/LA-3, Dated : 13th August 1991 and by order of the Commissioner, Panchayat Union, Sholingur No.ROC.4731/91, Dated : 20th August 1991, Comprised in R.S No.634, New Natham S.No.76/14, as per Patta No.47, land measuring an extent of 2294 Sq.Feet or 213.118 Sq.Meter, and

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The above property is situated within the Registration District of Ranipet (previously Arakonam) and within the Registration Sub-District of Sholingur.

*** Last date of submission of Bid/ EMD/ Request letter for participation is 06-10-2026.**

Till 5 PM

**** Bid Increment Amount is allowed in multiples of Rs.10,000/-.**

***** Date of Inspection of Property:- 05-10-2026.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://fivestargroup.in/> and <https://sarfaesi.auctiontiger.net/EPROC/>

The intending bidders can also contact Mr Rajesh on his Mobile No. 9843379777, E-mail ID : rajesh.govindasamy@fivestargroup.in/Mr. Arjunan on 7401837192.

Date: 16-09-2026

Place: Ranipet

AUTHORISED OFFICER
Five Star Business Finance Limited

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