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Comp. A.No.151 of 2022

in

C.P.No.57 of 1998

SENTHILKUMAR RAMAMOORTHY, J

The Official Liquidator has filed a report dated 25.07.2022 setting out the status of the auction of 30 projects on 13.06.2022, 14.06.2022, 15.06.2022, 16.06.2022 and 06.07.2022. In Annexure A to the said report, the details of three projects in respect of which the entire sale consideration was received and no litigation is pending are set out. Consequently, the confirmation of sale in respect of MAX-Chokkanenthal Project may be proceeded with.

2. In an auction sale conducted on 15.06.2022, pursuant to auction sale notice dated 07.05.2022, the properties constituting the MAX-Chokkanenthal Project of an extent of 79.72 acres were brought to sale. The highest bid of Rs.1,18,00,000/- was received from Mr.P.Karuppaiah, who was declared as the successful bidder. He was directed to pay the sale consideration, after setting off the EMD therefrom, within a period of 30 days. The Official Liquidator has confirmed that the balance consideration was received from the successful bidder on 11.07.2022. Consequently, the sale of properties



constituting the MAX Chokkanenthal Project of an extent of 79.72 acres, with the survey numbers and extents specified in the annexure hereto, is confirmed in favour of Mr.P.Karuppaiah, No.122, Kulanthiran Pattu, Kulanthiranpattu Post, Karambakudi Taluk, Pudukkottai District, Tamil Nadu-622 303, for a total sale consideration of Rs.1,18,00,000/- (Rupees One Crore Eighteen Lakhs only).

3. The Official Liquidator is directed to execute the sale certificate in favour of the successful bidder or his nominee within a period of three weeks from the date of receipt of a copy of this order. The Official Liquidator is also directed to hand over all available title deeds, revenue records, etc. to the purchaser. Possession, including physical possession, shall also be handed over to the purchaser within the aforementioned period. If necessary, the police and revenue official concerned are directed to provide necessary assistance for such purpose.

25.07.2022

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PROJECT : MAX - CHOKKANENTHAL

VILLAGE : CHINNA ALANGULAM

SERIAL NO.	SURVEY NO.	LAND FOR SALE (IN ACRES) (A)	GUIDELINE VALUE PER ACRE (RUPEES) (B)	GUIDELINE VALUE OF PROPERTY (RUPEES) (C = A X B)	100% ABOVE THE PROPERTY VALUE (RUPEES) (D = C + 100% of C)
1	1/1	1.30	20,100	26,130	52,260
2	1/3	3.00	20,100	60,300	1,20,600
3	1/4	3.00	20,100	60,300	1,20,600
4	3	10.13	20,100	2,03,613	4,07,226
5	4/1	5.35	80,400	4,30,140	8,60,280
6	5/1	4.10	80,400	3,29,640	6,59,280
7	5/2	3.61	80,400	2,90,244	5,80,488
8	5/4	4.00	80,400	3,21,600	6,43,200
Sub Total		34.49		17,21,967	34,43,934

PROJECT : MAX - CHOKKANENTHAL

VILLAGE : CHITHANENTHAL

SERIAL NO.	SURVEY NO.	LAND FOR SALE (IN ACRES) (A)	GUIDELINE VALUE PER ACRE (RUPEES) (B)	GUIDELINE VALUE OF PROPERTY (RUPEES) (C = A X B)	100% ABOVE THE PROPERTY VALUE (RUPEES) (D = C + 100% of C)
1	1/1	3.69	14,070	51,918	1,03,837
2	1/2	3.92	14,070	55,154	1,10,309
3	1/3	3.20	14,070	45,024	90,048
4	12/8	2.15	14,070	30,251	60,501
5	12/9	2.10	14,070	29,547	59,094
Sub Total		15.06		2,11,894	4,23,788



PROJECT : MAX - CHOKKANENTHAL

VILLAGE : MUDUKKANGULAM

SERIAL NO.	SURVEY NO.	LAND FOR SALE (IN ACRES) (A)	GUIDELINE VALUE PER ACRE (RUPEES) (B)	GUIDELINE VALUE OF PROPERTY (RUPEES) (C = A X B)	100% ABOVE THE PROPERTY VALUE (RUPEES) (D = C + 100% of C)
1	252	6.66	26,800	1,78,488 ₆	3,56,97
Sub Total		6.66		1,78,488	3,56,976

PROJECT : MAX - CHOKKANENTHAL

VILLAGE : CHOKKANENTHAL

SERIAL NO.	SURVEY NO.	LAND FOR SALE (IN ACRES) (A)	GUIDELINE VALUE PER ACRE (RUPEES) (B)	GUIDELINE VALUE OF PROPERTY (RUPEES) (C = A X B)	100% ABOVE THE PROPERTY VALUE (RUPEES) (D = C + 100% of C)
1	10/3B	0.42	33,500	14,070	28,140
2	11/3A2	1.87	33,500	62,645	1,25,290
3	11/3B2	3.30	33,500	1,10,550	2,21,100
4	12/1B	11.97	33,500	4,00,995	8,01,990
5	13/4B	0.88	33,500	29,480	58,960
6	13/5C2	0.52	33,500	17,420	34,840
7	15/1	2.00	40,200	80,400	1,60,800
8	21/2A2	2.55	33,500	85,425	1,70,850
Sub Total		23.51		8,00,985	16,01,970
TOTAL		79.72		29,13,334	58,26,668



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