

**GOVERNMENT OF INDIA  
MINISTRY OF FINANCE INCOME TAX DEPARTMENT**

**OFFICE OF THE TAX RECOVERY OFFICER, CENTRAL-2  
1<sup>st</sup> FLOOR, ROOM NO 119, NEW BUILDING, INVESTIGATION BUILDING,  
NO.46 (OLD NO.108), M.G. ROAD, NUNGUMBAKKAM, CHENNAI-600 034  
Email:chennai.tro.cen2@incometax.gov.in**

**AUCTION SALE OF IMMOVABLE PROPERTY  
in "Survey No.30, T.S.No. 8054, Habibullah Road, T. Nagar, Chennai - 600017"**

Notice is hereby given that the office of the undersigned has proposed to conduct an auction as per the provisions laid down in the 2<sup>nd</sup> Schedule of the Income tax Act, 1961 and sale of immovable property, which belongs to M/s Maars Software International Ltd (PAN AAACM4527H), 146, Habibullah Road, T. Nagar, Chennai - 600017 being income tax defaulter for the purpose of recovery of income tax arrears.

**"Plot no.42, Flat No.146, 2nd Floor, admeasuring 3403 Sq.ft. comprised in survey No.30, T.S.No. 8054, Habibullah Road, T. Nagar, Chennai - 600017 as on 31.12.2025 registered with Document No. 2365/200 16.11.2000 at SRO, T. Nagar."**

**Reserve price In Rupees : Rs.3,76,80,000/- (Rupees Three crore seventy six lakhs eighty thousands only)**

**E.M.D in Rupees : Rs. 10,00,000/-**

**DATE AND TIME OF AUCTION  
08.04.2026 @ 10:15 AM**

**VENUE OF AUCTION  
Auditorium Hall, Wannaparthy Block, No.121, Aayakar Bhavan, Income Tax Office, Mahatma Gandhi Road, Nungambakkam, Chennai - 34.**

**CONDITIONS:**

1. The intending bidders are requested to deposit **Rs. 10,00,000/- ( Rupees Ten lakhs only )** as Earnest Money Deposit for the above property by means of **Demand Draft in favour of 'Tax Recovery Officer, Central-2, Chennai'** drawn on any schedule bank payable at Chennai before the beginning of actual auction proceedings, which is refundable. The successful bidder shall pay immediately after such declaration a deposit of **twenty five percent (25 %)** on the amount of his purchase money to the officer conducting sale, and in default of such deposit the property shall forthwith be put up again and resold. The full amount of purchase money payable should be paid by the purchaser to the undersigned on or before 15<sup>th</sup> day from the date of sale of property, exclusive of such day, or if the 15<sup>th</sup> day being a Sunday or other holiday, then on first office day after the fifteenth day. In default of payment within the period mentioned above, the property shall be resold after issue of fresh proclamation of sale.
2. The Property will be auctioned on **"as is where is and what is there is basis"**.
3. The details of the property and the copy of the Encumbrance Certificate can be perused at the office of the undersigned on any working day prior to auction, after fixing an appointment with the undersigned during office hours.
4. Detailed terms and conditions of the auction sale may be obtained from the office of the undersigned during office hours.
5. The aforesaid property will not be sold below the Reserve Price of Rs. **3,76,80,000/-**.

Date: 25.03.2026  
Place: Chennai

  
**(S. ASHOK KUMAR)**  
Tax Recovery Officer, Central-2  
O/o Pr. Commissioner of Income tax-Cental-2, Chennai