

Name of the Borrower		Mr.Lakshmi narayanan
Address and description of Property		Plot no:35,Balaji nagar 2nd street,keelkattalai,Velacherry Chennai-600117.
City		CHENNAI
State		TAMILNADU
Description of Property		-
		-
		-
		Residential (HIG)
Nature of Property (Plot/Flat, etc.)		Land and House-Ground Floor
Area of Property(in sq. feet)		1458.00 Sq.ft G.F RCC : -900 Sq.ft
UOM		-
Age of Building (In Years)		30 years
Specification of Property	No. of Room	2
	No. of Bathroom	2
	No. of Balcony	NA
	Boundary wall (if available)	NIL
Amenities available	Lift	NA
	Club House	NIL
	Gymnasium	-
	Park	-
Floor		-
No. of floor in Building		NIL
Distance from Key facilities(In Kms)	Hospital	1.60 Km Avinash Hospital
	School	0.45 Km Balyaa senior secondary school
	Bus stop	-
	Main Road	0.30 Km Medavakkam main Road
Encumbrances Known to Arcil	Market/Shopping Complex	1.10 Km Sri krishna Complex
	Society Maintenance dues	NIL
	Municipal Dues	NIL
	Any other Dues	NIL

PROPERTY PHOTO



PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISES OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
 Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Mr. J Ganesan	4032CT86632674 4032CP88636192 Bajaj Housing Finance Limited (BHFL)	Arcil-Retail Loan Portfolio 042-E Trust	Rs.43,14,46,97/- (Indian Rupees Forty-Three Lakhs Twelve Thousand Four Hundred Forty-Six and Ninety-Four Paise) as on 09-12-2024 + further Interest thereon + Legal Expenses	Physical Possession On 08.08.2023	21 & 28 of February 2025	UDS 448 Sq.ft AND CONS 703 Sq.ft	Rs. 22,58,000/- (Rupees Twenty-Two Lakhs Fifty Eight Thousand Only)	Rs. 22,58,000/- (Rupees Twenty-Two Lakhs Fifty Eight Thousand Only)	On 07/03/2025 12.00 PM

Description of the Secured Asset being auctioned: Property owned by J GANESAN - SCHEDULE - "A" : All that piece and parcel of vacant land, measuring an extent of 2315 Sq. ft. out of 3924 Situated at Jothi Nagar and Comprised in Old Survey No.797 and 799/6C, New Survey No.799/6C3.T.S.No.50/2, Block No.133, Ward d.No. 16, Thirumullaivoyil Village, Ambattur Taluk, Thiruvallur District. **Bounded as follows: North by:** Property belongs to Mr.Selavel Naicker South by: Presently 20 feet Road **East by:** Remaining Portion of the property belongs to Premalatha West by: Property belongs to Mr.Ramamurthy Naicker **Measuring: East to West on the Northern side:** 31.5feet **East to West on the Southern side:** 31.5feet **North to South on the Eastern side:** 73.5feet **North to South on the Western side:** 73.5feet And lying within the Registration District of Chennai North, Sub Registration District of Ambattur and within the Limits of Avadi Municipality. **SCHEDULE - "B" :** Proportionate undivided share of land 448 Sq. ft. [Including Car Parking] out of the total land measuring 2315 Sq. ft., more particularly described in Schedule "A" hereinabove. **SCHEDULE - "C" :** Residential Double Bedroom Apartment Measuring 703 Sq. ft. in Ground /First Floor, Flat No. F-3, inclusive of proportionate share in common areas in floor.

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 06-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : ARCIL-RETAIL LOAN PORTFOLIO-042-E-TRUST | A/C No : 5750000729860 | Maintained with : HDFC bank | IFSC Code : HDFC0000542 | Branch Address : KAMALAMILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2.	Mr. Chellathirupathi Rasaiya	H31BHL0088169 / H31BHL0095089 / H31BVL0094759 Bajaj Housing Finance Limited (BHFL)	Arcil-Retail Loan Portfolio 042-E Trust	Rs.44,33,036.05 (Indian Rupees Forty-Four Lakhs Thirty-Three Thousand Thirty-six and five Paise Only) as on 09-12-2024 + further Interest thereon + Legal Expenses	Physical Possession On 08.08.2023	21 & 28 of February 2025	416 Sq.ft of Carpet area, corresponding to 482 sq.ft of built up area, Corresponding to 395 Sq.ft of saleable together with undivide Share of land of 107 Sq.ft	Rs. 1,67,400/- (Rupees One Lakh Sixty-Seven Thousand Four Hundred Only)	Rs. 16,74,000/- (Rupees Sixteen Lakhs Seventy-Four Thousand Only)	On 07/03/2025 12.30 PM

Description of the Secured Asset being auctioned: Property owned by Chellathirupathi Rasaiya
Description of the Unit agreed to be leased to the LESSEE: All that piece and parcel of residential apartment premises in Project NOVA bearing Unit No.A3-G04, Unit Type 1.5BHK, in Ground Floor in Block Name "A3" measuring about 416sq.ft. of Carpet Area, corresponding to 482sq.ft. of built up area, corresponding to 395sq. ft. of saleable area together with undivided share of land of 107 sq. ft., out of the total land area 2557sq. ft., being part of the Schedule "A" Property, in which the Apartment Building Block is constructed only through the Developer and situated in Paranur Village in Mahindra World City, Chengalpattu Taluk & within the Sub-Registration District of Chengalpattu, Registration District of Kancheepuram as shown in Green Colour in the layout plan. Details of land on which the apartment building block is constructed. **Village:** Paranur **Survey Numbers:** 103/1 (part), 103/2A (part), 103/2B, 103/2C, 103/3A & 103/4 of Paranur Village. **Extent in Sq.ft.:** 2557 Sq. Ft. **Bounded By:** On the North: 103/4 (part) of Paranur Village On the East: 103/3A (Part), 103/4 (Part) & 103/3B (part) of Paranur Village On the South: 103/2A (part), 103/2B (part), 103/2C (part), 103/3A (part), 103/3B (part) of Paranur Village On the West: 77 (part) & 103/2A (part) of Paranur Village

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 06-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : ARCIL-RETAIL LOAN PORTFOLIO-042-E-TRUST | A/C No : 5750000729860 | Maintained with : HDFC bank | IFSC Code : HDFC0000542 | Branch Address : KAMALAMILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
3.	Mr. Suresh Kumar S	H403DHB0061127 H403DHT0061128 Bajaj Housing Finance Limited (BHFL)	Arcil-Retail Loan Portfolio-042-E-Trust	Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty Five Paise Only) as on 05-02-2025 + further Interest thereon + Legal Expenses	Physical On 21-07-2023	21 & 28 of February 2025	Flat UDS Land area 4111 (Ground floor-393 sq.ft. RCC Roof- 711 Sq.ft)	Rs. 3,92,800/- (Rupees Three Lakh Ninety Two Thousand Eight Hundred Only)	Rs.39,28,000/- (Rupees Thirty Nine Lakh Twenty Eight Thousand Only)	On 07/03/2025 & 01.00 PM

Description of the Secured Asset being auctioned: SCHEDULE 'A' PROPERTY
 All that piece and parcel of a Residential Flat, with the built up area of 711 Square Feet, bearing Flat No. F-2, in the First Floor of the Apartment known as "Sri Anantha Padmanabha Swamy Nilayam", together with 393 sq. ft. undivided share of Land, out of the total extent of Land measuring 2750 Sq.ft., along with electricity service connection, security deposit, water, sewerage and drainage connections to be enjoyed in common with the owners of the other Flats in the Premise, bearing Plot No.55A, "Mangalambika Nagar", comprised in R.S.No.406/3-B, then R.S.No.406/3B presently and as per Patta No.5173 comprised in Survey No.406/270 of Okkiyam Thoraiakkam Village, covered under the layout approved vide No.DTPL.O.136/75, Tambaram Taluk, Kanchipuram District and the total of Land is being bounded on the North by Plot No. 13-A, East by Plot No.55, South by Plot No. West by Plot No.56 and situated within the Sub Registration District of Neelangarai and Registration District of South Chennai

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 06-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : ARCIL-RETAIL LOAN PORTFOLIO-042-E-TRUST | A/C No : 5750000729860 | Maintained with : HDFC bank | IFSC Code : HDFC0000542 | Branch Address : KAMALAMILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
4.	Mr. Harish Nair	1979760000046 FEDERAL BANK	Arcil-Retail Loan Portfolio-029-B-Trust	Rs. 2,55,89,807.16/- (Indian Rupees Two Crore Fifty Five lakh Eighty Nine Thousand Eight Hundred Seven and Sixteen Paise Only) as on 05.02.2025 + further Interest thereon + Legal Expenses	Physical Possession On 15.05.2019	21 & 28 of February 2025	Land 13833.38 Con 4111 (Ground floor- 248 sq.mtr First Floor-134.48 sq.mt)	Rs. 15,60,000/- (Rupees Fifteen Lakh Sixty Thousand Only)	Rs. 1,56,00,000/- (Rupees One crore Fifty six Lakh Only)	On 07/03/2025 04.00 PM

Description of the Secured Asset being auctioned: Property owned by HARISH NAIR
S.No **Extent** **Survey No** **Village Taluk** **Description Of Property and Boundaries as per Location Certificate**
 1 24 1/2 cents Re.Survey No.117 Old Survey No As per Document 1740, 1746 Palakad Taluk, Palakad-I Village House & compound lies within Boundaries here under described in Regd. Sale Deed No. 6699 of 1995 And Regd. Sale Deed No 2757 of 2003 Boundaries as per Location Certificate East : Property of Renuka Madhavan South : Municipal Road ; Properties of Radhika Krishna Das and others North : Property of Aravindashankar Extent of Item No 1 and 2 as per Possession Certificate is only 31.76 cents

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 06-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : Arcil-Retail Loan Portfolio-029-B-Trust | A/C No : 57500000961251 | Maintained with : HDFC Bank | IFSC Code : HDFC0000542 | Branch Address : KAMALAMILLS COMPOUND BRANCH, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI-400013

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
5.	Mr. Ulaganathan D	SLPHCHN0000517 Shriram Housing Finance Limited (SHFL)	Arcil-Retail Loan Portfolio 045-A-Trust	Rs.1,03,57,580.96/- (Indian Rupees One Crore Three Lakh Fifty Seven Thousand Five Hundred Eighty and Ninety Six Paise Only) as on 09/12/2024 + further Interest thereon + Legal Expenses	Physical Possession On 21-10-2023	04 & 12 of March 2025	UDS 430.00 Sqft and Const 913.00 Sqft	Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only)	Rs.45,00,000/- (Rupees Forty Five Lakhs Only Only)	On 17.03.2025 04.00 PM

Description of the Secured Asset being auctioned: Property owned by ULAGANATHAN D
SCHEDULE 'A' PROPERTY: Flat No.F-3 in the first Floor having built up area measuring 913 Sq. Ft. inclusive of common rights and benefits together with 430 Sq. Ft. undivided share of land out of 2441 Sq.Ft. in door no 1 Burma Tamil Colony, 2nd Street, Thalakkanchi, Comprised in Survey No.126 situated at Thalakkanchi Village, Tambaram Taluk, Kancheepuram District and bounded on the South by: Burma Tamil Colony, 2nd Street, South by: Mr. Rangan's House and Ground East by: Road, West by: Mr.Duraijai House and Ground **Admeasuring:** East to West on the Northern side : 42 Feet East to West on the Southern side : 51 Feet North to South on the Eastern side : 54 Feet North to South on the Western side : 51 Feet Situated within the Sub-Registration District of Alandur and Registration District of South

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 14-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : Arcil Retail Loan Portfolio 045-A-Trust | A/C No : 5750000024672 | Maintained with : HDFC bank | IFSC Code : HDFC0000291 | Branch Address : GROUND FLOOR, EXPRESS TOWERS, NARIMAN POINT, MUMBAI, MAHARASHTRA 400021

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
6.	Mr. Abdul Azeez A	CHNHL17000335C CHNHL17000406,CHNHL17000425,CHNHL17000411 L&T Housing Finance Ltd	Arcil-Retail Loan Portfolio-058-C-Trust	Rs.83,10,706.73/- (Indian Rupees Eighty Three Lakhs Ten Thousand Seven Hundred Six and Seventy Three Paise Only) as on 05.02.2025 +further Interest thereon + Legal Expenses	Physical Possession On 17.02.2023	07 & 14 of March 2025	land 1500 sq.ft	Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only)	Rs.16,00,000/- (Rupees Sixteen Lakh Only)	On 25.03.2025 4.00PM

Description of the Secured Asset being auctioned: Property owned by ABDUL AZEEZ A All that piece and parcel of vacant housing site bearing Plot No.48 measuring 1500 sqft in Sundara Anjaneyar Nagar comprised in S. Nos. 518/2 and 518/5B in No.56, at Kattirambakkam 'A' Village, Sripurambudur Taluk, Kanchipuram District (Layout approved by DTCP, Chengalpattu Region, Chengalpattu, Layout Planning Permit Approval No.168/2014, dated 19.11.2014 by Director of Town & Country Planning) and **Bounded on Plot No.48 North by:** Shop No.2 South by: Plot No.47 East by: Plot No.49, 50 & 51 West by: 30 feet road. Situated within the Registration District of Chengalpattu and Sub Registration District of Sripurambudur.

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 24-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : Arcil-Retail Loan Portfolio-058-C-Trust | A/C No : 57500000466533 | Maintained with : HDFC bank | IFSC Code : HDFC0000542 | Branch Address : KAMALAMILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
7.	Mr. S Dhanalakshmi	HHOMMIN00041692 Development Credit Bank Ltd	Arcil-SBPS-022-IV-Trust	Rs.1,13,61,849.51/- (Indian Rupees One Crore Thirteen Lakh Sixty One Thousand Eight Hundred Forty Nine and Fifty One Paise Only) as on 05.02.2025 +further Interest thereon + Legal Expenses	Physical Possession On 08.11.2024	07 & 14 of March 2025	Land 2400 Sq.Ft Constructed 1454 Sq.ft GF-772 Sqft 252 Sqft Mcc+520 Sqft Rcc) FF-682 Sqft	Rs.4,02,500/- (Rupees Four Lakh Two Thousand Five Hundred Only)	Rs.40,25,000/- (Rupees Forty Lakh Twenty Five Thousand Only)	On 24.03.2025 04.30 PM

Description of the Secured Asset being auctioned: Property owned by S DHANALAKSHMI- All that piece and parcel of property being an extent of 2400 Sq Ft together with building bearing Plot No 23 situated at Old No 50, New No 138, V.R.B. Nagar, Minjur Village, Ponneri Taluk, Chengalpattu MGR Taluk, Comprised in Old Survey No 339/1A, New Survey No 339/1A/5, and bounded on the North By 20 Feet Road, South By Plot No 9, East By Plot No 22, and West By Plot No 24, Linear measurements for an extent of 2400 Sq Ft: East to West on the Northern Side : 40 Feet, East to West on the Southern Side : 40 Feet, North to South on the Eastern Side : 60 Feet, North to South on the Western Side : 60 Feet. Within the Registration District of Chennai North and Sub Registration District of Ponneri.

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 21-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : ARCIL-SBPS-022-IV TRUST | A/C No : 05420350002070 | Maintained with : HDFC bank | IFSC Code : HDFC0000291 | Branch Address : GROUND FLOOR, EXPRESS TOWERS, NARIMAN POINT, MUMBAI, MAHARASHTRA 400021

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
8.	Mr. Kokila S	HHOMCHE00054119 Development Credit Bank Ltd	Arcil-SBPS-022-IV-Trust	Rs.1,78,59,901.44/- (Indian Rupees One Crore Seventy Eight Lakh Fifty Nine Thousand Nine Hundred One and Forty Four Paise Only) as on 05.02.2025 +further Interest thereon + Legal Expenses	Physical Possession On 15.03.2024	07 & 14 of March 2025	LAND: 1050 Sqft SBUA:855 Sqft	Rs.4,36,000/- (Rupees Four Lakh Thirty Six Thousand Only)	Rs.43,60,000/- (Rupees Forty Three Lakh Six Thousand Only)	On 25.03.2025 03.30 PM

Description of the Secured Asset being auctioned: Property owned by KOKILA S - All the piece and parcel of property being Flat in the First Floor measuring an extent of 885 Sqft (including common area) along with separate car park and septic tank and over head tank etc with the right to construct on the open terrace in Block B together with 1050 Sqft Undivided Shareout of 2100 Sqft land bearing Plot No 48, Situated at Godhavari Nagar, Ayyanchery, Comprised in old Survey No 76/D01, and 75/D02, New Survey No 75/31 of Ayyanchery Village, Chengalpattu Taluk, Kanchipuram Dist and bounded on the East by: Plot No.49 and West by: Plot No.47 South by: Plot No.50 North by: 23 Feet Road Linear Measurements for an extent of 2100Sqft East by: 60 Feet and West by: 60 Feet South by: 35 feet North by: 35 feet

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 24-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : ARCIL-SBPS-022-IV TRUST | A/C No : 05420350002070 | Maintained with : HDFC bank | IFSC Code : HDFC0000291 | Branch Address : GROUND FLOOR, EXPRESS TOWERS, NARIMAN POINT, MUMBAI, MAHARASHTRA 400021

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
9.	Mr. M Venkata Ganesh	403DLPF567214, 403DLPF566130 Bajaj Finance Limited (BFL)	Arcil-Retail Loan Portfolio-042-D-Trust	Rs.1,84,90,291.96/- (Indian Rupees One Crore Eighty Four Lakh Ninety Thousand Two Hundred Ninety One and Ninety Six Paise) as on 05.02.2025 + further Interest thereon + Legal Expenses	Physical Possession On 26.04.2024	07 & 14 of March 2025	UDS 300 Con 850	Rs.5,80,000/- (Rupees Five Lakhs eighty Thousand Only)	Rs.58,00,000/- (Rupees Fifty Eight Lakhs Only)	On 25.03.2025 03.00 PM

Description of the Secured Asset being auctioned: Property owned by M VENKATA GANESH- A flat measuring 850 sq.ft., (inclusive of share in common areas), bearing No. GB on the Ground Floor in the building known as "KG Towers", situated at Plot No.30A, together with a 300 sq.ft., undivided share, being aggregate of ITEM 1: All that piece and parcel of the vacant land bearing Plot No. 30-A, 100 Feet Road, Vijaya Nagar North Extension, Velachery, Chennai 600 042, comprised in Survey No. 383 (part), Patta No.7327, as per Patta Survey No.383/3, situated at No.137, Velachery Village now Velachery Taluk (formerly Mambalam-Guindy Taluk), Chennai District, measuring an extent of 6415 sq.ft., or thereabouts out of 8125 sq.ft., or thereabouts, the land being bounded on the North by : Land Comprised in Survey No.383/3 South by : Approved Layout East by: 150 Feet Road West by: Land Comprised in Survey Nos.375/2 380/3 86 380/6. Situated within the Registration District of Chennai South and the Sub-Registration District of Velachery. ITEM NO.2 : All that piece and parcel of the vacant land bearing Plot No. 30, 100 Feet Road, Vijaya Nagar North Extension, Velachery, Chennai 600 042, comprised in Survey No. 375/1, Patta No. 6151, as per Patta Survey No.375/3, situated at No.137, Velachery Village now Velachery Taluk (formerly Mambalam-Guindy Taluk), Chennai District, measuring an extent of 9570 sq.ft., or thereabouts the land being bounded on the North by : Land Comprised in Survey No.380/2 South by : Land Comprised in Survey No.371/1 East by: Lands Comprised in Survey No.381/1 West by: Land Comprised in Survey Nos.376 & 374. And Survey No.380/2 (part), Patta No.6151, as per Patta Survey No.380/3, measuring an extent of 3044 sq.ft., or thereabouts, the land being bounded on the North by: Lands comprised in Survey No.380/2 Part, South by: Lands comprised in Survey Nos.375/3, 383 Part 371/2, East by: 150 Feet Road, West by: Lands comprised in Survey No.379. And in all addressing an extent of 12614 sq.ft., or thereabouts Item Nos.1 & II in all totally addressing an extent of 19029 sq.ft., or thereabouts. Situated within the Registration District of Chennai South and the Sub-Registration District of Velachery

Pending Litigations known to ARCIL Nil
Last Date for submission of Bid for Auction On or before 24-03-2025 before 5.00 pm
Bid Increment amount: As mentioned in the BID document
Demand Draft to be made in name of: As mentioned in the Trust Name column
Payable at Chennai

RTGS details ACCOUNT NAME : ARCIL-RETAIL LOAN PORTFOLIO-042-D-TRUST | A/C No : 5750000730812 | Maintained with : HDFC bank | IFSC Code : HDFC0000542 | Branch Address : KAMALAMILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Sr. No	Name of the Borrower/Co-Borrowers/ Guarantor/s / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)
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Ref No. Arcil/Retail/Chennai/FY-2024-25
Date : 20.02.2025

TERMS AND CONDITIONS OF INVITATION AND SALE

**Asset Reconstruction Company (India) Limited ("Arcil")
The Ruby, 10th floor, 29, SenapatiBapatMarg, Dadar (West)
Mumbai- 400 028.**

acting in its capacity as Trustee of **Arcil.Retail.Loan Portfolio 58.B.Trust** set up in respect of financial assistance pertaining to **LAKSHMINARAYANAN R.**

Sale on "As is where is, As is what is and Whatever there is" basis of the Secured Assets (defined below) under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Securitisation Act") read with the Security Interest (Enforcement) Rules, 2002 ("Rules").

In exercise of the powers conferred under the Securitisation Act read with the Rules, the Authorised Officer of Arcil issued a **Demand Notice dated - 08.07.2021** under section 13(2) of the Securitisation Act calling upon the Borrower (**LAKSHMINARAYANAN R**) to pay the secured debt of **of Rs.28813599.57(Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paise Only) as on 05.02.2025** with further interest, costs, other charges and expenses there on from **05.02.2025**.As the Borrower and/or guarantor failed to make payment despite receipt of the **Demand Notice on 08.07.2021**, the Authorised Officer took possession of the Secured Assets under the Securitisation Act on 2002 after complying with all legal formalities and applicable procedure. The Authorised Officer of Arcil is entitled to sell the Secured Assets by virtue of powers conferred upon him under section 13(4) of Securitisation Act read with Rule 9 of the Rules. The proposed sale is intended to be carried out by inviting tenders/bids from public on "As is where is, As is what is and Whatever there is" basis and on such terms and conditions enclosed herewith. The Notice of Sale was published in The New Indian Express and Dinamani on **20.02.2025**. In pursuance thereof, tender/bids are hereby called from the intending purchasers for the proposed sale of the Secured Assets, on the details set-forth hereunder:

DETAILS OF THE PROPOSED SALE

1. Name of the Borrower/Guarantor/Mortgagor –**LAKSHMINARAYANAN R** Description and full particulars of the Secured Assets

Sr. No	Description of the mortgaged property/ties	Reserve Price (Rs.)	Earnest Money Deposit(EMD)
.			



1	<p>All that piece and parcel of land measuring 2520 sq.ft in plot no.35 together with building, Balaji Nagar 2nd Street in old S. no.284/1, T.S. no.37, Balaji Nagar 2nd Street at Keelkattalai Village</p> <p>Bounded on</p> <p>North by : 20 feet road South by : Plot no. 40 East by : Plot no. 36 West by : Plot no. 34</p> <p>Situated within the Registration District of Chennai South and Sub Registration District</p>	<p>Rs.93,50,000 /- (Indian Rupees. Ninety Three Lakh Fifty Thousand OnlyOnly)</p>	<p>Rs. 9,35,000/- (Indian Rupees. Nine Lakh Thirty Fivr Thousand Only Only)</p>
	TOTAL	<p>Rs.93,50,000 /- (Indian Rupees. Ninety Three Lakh Fifty Thousand Only Only)</p>	<p>Rs. 9,35,000/- (Indian Rupees. Nine Lakh Thirty Fivr Thousand Only Only)</p>

2. An indicative timeline is given below to assist the Offeror in planning their schedule. It may be noted that the timeline is indicative and subject to changes at the sole discretion of Arcil without assigning any reasons.

Sr. No.	Activity	Indicative Date
1	Collection of TERMS OF INVITATION AND SALE from Arcil office	From 20.02.2025 to 21.03.2025 before 5.00pm from 10 am to 5 pm 24.03.2025 before 3.30pm
2	Site visits	On 07 & 14 of March 2025 from 10 am to 5 pm
3	Submission of the Offer along with the EMD	From 20.02.2025 to 21.03.2025 before 5.00pm from 10 am to 5 pm
4	Date and time of opening of the Offer	On 24.03.2025 before 3.30pm
5	Venue for opening of Offer	CHENNAI
6	Inter se bidding (E-auction), if required	[•]

3. Encumbrances/liabilities known to Arcil:

Sr No.	Particulars	Amount in Crore
1.	Income Tax	
2.	VAT	

3.	Public Deposits	
4.	TDS	
5.	CST	
6.	ESIC	
7.	Custom Duty	
8.	PF	
9.	Profession Tax	
10.	Service Tax	
Total		

Sources of information:

NIL.

4. The incremental bid range for auction over and above of Reserve Price shall be as under- .

Reserve Price Range	#Minimum Incremental Bid amount
Upto 5.00 Lacs	0.01 Lacs
5.01 - 25.00 Lacs	0.05 Lacs
25.01 – 50.00 Lacs	0.20 Lacs
50.01 Lacs – 1.00 Crores	0.25 Lacs
1.01 – 5.00 Crores	0.30 Lacs
5.01 – 10.00 Crores	0.50 Lacs
10.01 – 50.00 Crores	1.00 Lacs
50.01 – 100.00 Crores	5.00 Lacs

5. The minimum incremental bid amount shall not be modified/ altered /changed during the auction Apart from the encumbrances mentioned, Arcil is not aware of any other pending/outstanding statutory and/or any other dues or encumbrances of any kind whatsoever.

6. The sale proceeds shall be distributed in accordance with the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 or other applicable laws.

For Asset Reconstruction Company (India) Ltd
 Authorized Officer
 Date: **24.03.2025**



TERMS AND CONDITIONS OF INVITATION AND SALE

1. The persons interested in submitting quotations/offers on **"As is where is, As is what is and Whatever there is"** basis shall submit offers (such person giving the quotation/offer is herein after referred to as **"Offeror"** and the quotation/offer given is hereinafter referred to as **"Offer"**) for purchase of the Secured Asset.
2. The Offers should be submitted only in the prescribed Offer Form given in the Schedule I hereto and should be accompanied by the Declaration given in Schedule II. The Offeror would be required to submit the credit worthiness of its net worth, in the form and manner acceptable to Arcil. The Offers in duly completed Offer Form, the Declaration and the Demand Draft/Pay Order/ NEFT/ RTGS drawn on a scheduled Bank in favour of **"Arcil.Retail.Loan Portfolio 58.B.Trust"**, payable at Chennai towards the Earnest Money Deposit ("EMD") as per clause 3 below together with the credit worthiness certificate, should be put in an envelope which should be sealed & super scribed with words "Offer from Mr.

for purchase of the Secured Asset of **"LAKSHMINARAYANAN R"** and the said envelope should be submitted to the Authorised Officer at Asset Reconstruction Company (India) Ltd., No 1-G, First Floor, Century Plaza, No-560-562, Anna Salai Teynampet, Chennai-600018 on or before **24.03.2025 before 3.30pm**. Any Offer not in the prescribed Offer Form or submission of any incorrect information may be treated as invalid and no correspondence shall be entertained any further by Arcil in this behalf.

All the Offers submitted must be accompanied by the Earnest Money Deposit as stated above by way of pay-order/demand draft drawn on a Scheduled Bank in favour of **"Arcil.Retail.Loan Portfolio 58.B.Trust"** payable at Chennai. The EMD shall be returned to the unsuccessful Offerors within 7(seven) working days of the date of auction however all tenderers/Offerors shall keep their tender/Offer valid/open for acceptance for a period of 30 (Thirty) days from the date of auction. The EMD shall not carry any interest, in case refund of EMD is delayed for any reason whatsoever. The EMD shall not be refundable in case of a successful Offer and shall be adjusted against the purchase consideration.
3. The Offerors who are interested in inspection of the Secured Assets may contact the Authorised Officer by giving at least 2 (two) working days' advance notice to the Authorised Officer for a site visit on **07 & 14 of March 2025 from (10 am to 5 pm)**. The person deputed for inspection by the Offeror should carry with him/them appropriate authorizations on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused. It is to be noted that not more than one inspection per Offeror will be permitted by Arcil and any cancellation at the behest of the Offeror shall not entitle such Offeror for a reschedulement of the inspection of the Secured Assets, unless otherwise desired or agreed upon by Arcil.
4. The Authorised Officer will evaluate the Offers received from the prospective buyers/Offerors and the decision of Arcil/Authorised Officer in this regard shall be final and binding on the Offer. By accepting this document, the Offeror undertakes not to question, challenge, raise issues in any court of law, tribunal or forum relating to the sale of the Secured Assets.



5. Any discussions or any clarifications sought with respect to an Offer will not constitute, nor should be construed to mean, an invitation or commitment by the Authorised Officer/Arcil to enter into any agreement, undertaking or covenant with the Offeror in relation to the sale of the Secured Assets. It is clarified that no unsolicited correspondence, of any nature, shall be entertained by the Authorised Officer/Arcil and Arcil is not obliged to respond to questions or to provide clarifications sought by the Offer.
6. The Offer shall be opened and thereafter, each Offeror including online participants will be allotted a user ID and password for the E-auction and the Offerors may be invited to raise/revise their Offer upwards in the inter-se bidding to be held after opening all the bids on **24.03.2025**. Such inter-se bidding to start from **3.30pm** on **24.03.2025**. The Authorised Officer/Arcil may seek further clarifications/discussions on the Offer submitted by the Offeror at any point of time till conclusion of the sale of the Secured Assets in favor of the successful Offeror.

Note: Online participants may visit our website: www.arcilco.in for information on E-Auction and bidding process and/or contact Mr.KarthikeyanJayavel - Phone no:9841415252

7. The incremental bid range for auction over and above of Reserve Price shall be as under- .

Reserve Price Range	#Minimum Incremental Bid amount
Upto 5.00 Lacs	0.01 Lacs
5.01 - 25.00 Lacs	0.05 Lacs
25.01 – 50.00 Lacs	0.20 Lacs
50.01 Lacs – 1.00 Crores	0.25 Lacs
1.01 – 5.00 Crores	0.30 Lacs
5.01 – 10.00 Crores	0.50 Lacs
10.01 – 50.00 Crores	1.00 Lacs
50.01 – 100.00 Crores	5.00 Lacs

#The minimum incremental bid amount shall not be modified/ altered /changed during the auction

8. The successful Offeror shall be required to pay minimum 25% of the purchase consideration immediately or latest by next working day by handing over the Demand Draft/Pay Order/ NEFT/ RTGS in favour of "**Arcil.Retail.Loan Portfolio 58.B.Trust**" payable at Chennai and the balance 75% of the purchase consideration within 15 (fifteen) days therefrom or such period as may be agreed upon with Arcil. In the event of any default in payment of purchase consideration in full, or if the sale is not completed by reason of any default on the part of the successful Offeror or for reasons beyond the control of the Authorised Officer/Arcil, the Authorised Officer shall be entitled to forfeit all the moneys/purchase consideration including EMD paid by the successful Offeror and put up the Secured Assets for resale/disposal. Further, all costs, charges and expenses (in whatever nature including legal and other fees) incurred by Arcil, on account of such resale, shall be borne by the defaulting successful Offeror(s) who shall also be bound to make good any deficiency arising on such resale. However, such defaulting successful Offeror(s) shall neither be entitled to make any claim against

Arcil in the event the Secured Assets is put up for resale on the terms and conditions as may be decided by Arcil in its own discretion



9. Arcil will obtain a certificate from an independent agency / vendor with respect to Successful bidder/ Offeror whether such Successful bidder is compliant of S -29A of IBC, 2016. Upon such successful bidder/ Offeror is found non compliant of the S -29A, then Arcil shall have every right to cancel the auction and refund the amount deposited by such successful bidder.
10. The contract shall be treated as having been entered into as soon as the "Letter of Confirmation of Sale" is issued by the Authorised Officer of Arcil to the highest successful Bidder/Offeror. If such bidder is found compliant under S -29 A of IBC.
11. The adjudication of stamp duty, payment of stamp duty, registration charges, cess, GST (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Assets shall be borne by the successful Offeror. Non-payment of any of such costs shall entail Arcil to take such steps to repossess the Secured Assets and put up the same for resale under applicable law.
12. The Offeror shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source (TDS), as applicable under the Section 194-IA and Section 206C(1H) of the Income Tax Act, 1961 for the sale of immovable and movable assets respectively and shall furnish a certificate of deduction of TDS in Form 16 to Arcil. Such TDS shall be considered a part of the Offer made by the Offeror. The successful bidder may obtain a copy of the PAN of the borrower from the authorized officer post confirmation of the sale in his/ its favour.
13. The transfer of the Secured Assets to the successful Offeror shall be effected by the Authorised Officer by execution of the Sale Certificate as per the format given in Schedule IV hereto in accordance with the Security Interest (Enforcement) Rules, 2002. It is hereby agreed that issuance of Sale Certificate in terms of the foregoing shall take place only upon receipt and realisation from the successful Offeror of the entire purchase consideration, and execution of Deed of Indemnity and receipt of deduction of TDS in Form 16B as detailed in Paragraph 12, as stipulated below, and such other documents as may be deemed necessary by the Authorised Officer, including adjudication and payment of stamp duty by successful Offeror, and compliance of the terms, *in toto*, of the bid documents.
14. From the date of execution of Sale Certificate of the Secured Assets, the successful Offeror shall be liable for all future litigations and liabilities with respect to the Secured Assets along with the risks and costs as regards any loss or damage to the Secured Assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever shall be that of the successful Offeror and neither Arcil nor the Authorised Officer shall be liable for any such loss or damages.
15. The successful Offeror(s) shall be required to give an indemnity as per Schedule III and keep Arcil indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Arcil for the enforcement of this indemnity), which Arcil may suffer as a result of any failure



on part of the successful Offeror in complying with the terms hereof or any third party interested in the Secured Assets and to meet and clear any such liabilities, encumbrances and dues or any claim, proceedings, litigations, made by any person related or unrelated to the Secured Assets in respect of such liabilities, encumbrances and dues. In no event, shall Arcil be liable for any loss for the transactions by business, revenues, profit, costs direct and incidental, consequential or punitive damages of any claim.

16. The Authorised Officer/Arcil does not make any representation as to the correctness, validity or adequacy, sufficiency or otherwise of any information set-out herein, including the information pertaining to the liabilities, encumbrances and dues. The Offerors, in order to protect their individual interests, are advised to verify the Secured Assets, conduct due diligence at their own costs in respect of the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders to their satisfaction before submitting the Offers. Any Offer made shall be deemed to have been submitted after complete satisfaction of title thereto and or all claims there-against and only upon having conducted due & proper inspection of the Secured Assets, and hence the Offeror shall not be entitled to make any claim or requisition or raise any query/objection vis-à-vis Authorised Officer/Arcil as to the title or condition of the Secured Assets or any part thereof or any dues/taxes/levies irrespective as to whether disclosed or undisclosed.
17. All the conditional and contingent Offers shall be treated as invalid.
18. All Schedules referred herein shall form an integral part of the Terms and Conditions of Invitation and Sale.
19. The successful Offeror(s) shall be bound by the regulations of the local/any other authority, as applicable in regard to the use of the Secured Assets in question. The successful Offeror(s) shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority and/or under the Provisions of the Urban Land (Ceiling & Regulation Act) if any required, from the concerned authorities, departments, entities under relevant laws, bye laws, acts, rules, regulations, notifications. Neither Arcil nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the assets offered for sale.
20. The bidders/offerers should satisfy themselves on the title, ownership, and statutory approvals etc. before participating in the auction. Arcil shall not be liable for any dues/charges including outstanding water/service charges, transfer fees, contribution to the building repair fund, electricity dues, dues / arrears of the Municipal Corporation/local authority/society/builder, land & development office dues, statutory dues, taxes and/or dues of any other nature, if any, in respect of the Secured Asset. Arcil does not undertake any responsibility to procure any permission/license etc. in respect of the Secured Asset offered for sale.
21. The Offeror shall not be entitled to withdraw or \ cancel Offer once submitted.



22. The Authorised Officer reserves its right to reject any or all Offers without assigning any reason and in case all the Offers are rejected, either to hold negotiations with any of the Offeror or sell the Secured Assets through different mode with any of the Offeror or any other party/parties or invite fresh Offers or through any other process. The Authorised Officer also reserves its right to cancel/defer this sale process or amend/modify/delete the terms and conditions of sale without assigning any reason thereof case and shall have right to issue addendum/corrigendum as required at any stage before confirmation of the sale and in that event, in his/her absolute discretion, to follow a different method for sale of the Secured Assets or to adopt or resort to any other remedy available to it for recovery of its dues. The decision of the Authorized Officer shall be final and binding on all the Offerors.
23. All costs, expenses and liabilities incurred by each Offeror in connection with the transaction, including (without limitation) in connection with due diligence, preparation and/or submission of the Offers, including fees and expenses of its own advisors, if any, shall be borne and paid by such Offeror, whether its Offer is accepted or rejected for any reason, and Arcil does not assume any liability whatsoever in this connection.
24. If the dues of the Secured Creditor secured by the Secured Assets put up for sale together with all costs, charges and expenses incurred by Arcil are tendered to the satisfaction of Arcil by or on behalf of the Borrower or guarantor(s) at any time before the date fixed for sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.
25. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation Act and the rules framed thereunder.
26. The information in respect of the said Secured Assets and dues specified hereinabove have been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.
27. The Offeror/successful Offeror(s) shall furnish to the satisfaction of Arcil, information regarding the source of its funds (direct or indirect). Any falsehood, inaccuracy or incompleteness in this regard in any respect by an Offeror/successful Offeror(s), shall lead to disqualification of such Offeror.
28. Removal of encroachments and/or unauthorized tenants/constructions, if any, on the Secured Assets as also resolution of the pending litigation including any title dispute if any in respect of the Secured Assets shall be the sole responsibility of the successful Offeror (s) and Arcil does not undertake any responsibility in this regard.
29. Disputes, if any, shall be subject to jurisdiction of Mumbai/Chennai/ Courts/Tribunals only.
30. Any expenses (by whatever name called) incurred towards moving, handling, re-locating, transporting demarcation, in respect of any action related to the Secured Assets and any other incidental expenses including insuring labourers for the same

shall be borne by the successful Offeror (s) and Arcil shall not be liable for the same.



31. The Offeror shall comply with the requirements of the internal KYC Policy of Arcil.

In acceptance:

Signature and Seal of the Offeror:

**Schedule I
OFFER FORM**



1	Name of the Borrower	LAKSHMINARAYANAN R
2	Description of the properties	Secured Assets as mentioned in the 'Document for Terms of Invitation and Sale' under reference no.Arcil/Retail/Chennai/FY-2024-25and dated 24.03.2025 , issued by Arcil.
3	Name and address of the Offeror (In case of company/firm please give names of Directors/Partners)	
4	Identification Proof enclosed (self-attested)	PANCARD/Passport/VoterID Card/Driving License etc.
5	Lot No:	
6	Offer amount*	Rs..... (Rupees ----- -----)
7	Details of Earnest Money Deposit (EMD)	Draft No : Dated : Drawn on : Payable at :
8	Signature(s)	For M/S. [●] Name & designation Of the Authorised signatory

*We are aware that the Secured Assets of the Borrower/ Guarantor/ Mortgagor are being sold on **"AS IS WHAT IS, AS IS WHERE IS AND WHATEVER THERE IS"**and non-recourse basis. All the known and unknown liabilities, encumbrances, any dues of authorities and departments, statutory or otherwise, if applicable, shall be to our account and we shall be solely responsible and liable to bear and satisfy all those liabilities, encumbrances and dues including any pending/outstanding dues such as water/electricity/service charges, transfer fees, dues of the Municipal Corporation/local authority dues, taxes. in case we are declared as the successful Offeror. Accordingly, we are aware that the sale proceeds shall be appropriated by Arcil only towards the dues of Secured Creditor (as defined under Securitisation Act) in accordance with the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 or other applicable laws and shall not be subject to any other dues, liabilities, encumbrances including but not limited to mentioned hereinabove. We have gone through and analysed the liabilities, encumbrances and dues known to Arcil as a Secured Creditor, to the best of its knowledge which have been disclosed in the terms and conditions enclosed herewith.

We are also aware and confirm that Arcil/Authorised Officer have not made any representation as to the correctness, validity or adequacy or otherwise of any such information pertaining to such liabilities, encumbrances and dues. We have ascertained all liabilities, encumbrances and dues and have carried out our own due-diligence for the

purpose, before submitting this Offer. Arcil/Authorised Officer shall not be in any way liable for anything pertaining to the same.



- Enclosures: (i) DD/Pay Order/ NEFT/ RTGS No. [●] Dated: [●]
Drawn On Bank [●] Payable at [●]
(ii) Address Proof: [●]
(iii) A copy of the Document for Terms of Invitation and Sale duly signed
by the Offeror on every

Schedule II *DECLARATION*

Date:[●]

To,
Asset Reconstruction Company (India) Ltd
The Ruby, 10th floor 29, SenapatiBapatMarg
Dadar (West)Mumbai- 400 028

Re: Offer for purchase of Secured Asset of LAKSHMINARAYANAN R pursuant to the 'Document for Terms of Invitation and Sale' issued by Authorised officer of Asset Reconstruction Company (India) Limited ("Arcil") dated 20.02.2025

Dear Sirs,

I/We, the Offeror do hereby state that, I/We have read the entire terms and conditions of the 'Document for Terms of Invitation and Sale' and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.

I/We further declare that I/We intend to purchase the Secured Assets from the Authorised Officer of Arcil acting in its capacity as Trustee of **Arcil.Retail.Loan Portfolio 58.B.Trust** set up in respect of the Secured Assets pertaining to MR. **LAKSHMINARAYANAN R**", the information revealed by me/us in the offer is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us shall be forfeited by Arcil and Arcil will be at liberty to annul the offer made by me/us at any point of time.

I/We agree, in the event of acquisition of the Secured Assets, not to engage in any activity of hazardous/prohibited items as specified by Government of India from time to time.

I/We also agree that after my/our offer for purchase of the Secured Assets is accepted by Arcil and I/we fail to accept or act upon the terms & conditions of the offer letter or I/We am/are not able to complete the transaction within the time limit specified in the offer confirmation letter for any reason whatsoever and/or fail to fulfill any/all the terms & conditions, the Earnest Money Deposit and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited by Arcil and that Arcil has also a right to proceed against me/us for specific performance of the contract, if so desired by Arcil.

The Offeror undertakes that the aforesaid declaration is true, valid and genuine and that the Offeror or any other person acting jointly with the Offeror or in concert with the Offeror does not fall within the purview of "Connected Person" as defined under the provisions of the Insolvency and Bankruptcy Code, 2016 (Code).



The Offeror further undertakes that it meets the criteria and requirements as set out in Section 29A of the Code and that it shall make full disclosure in respect of itself and all its connected persons as per the provisions of the Code and the rules and regulations framed thereunder.

The Offeror understands that Arcil may evaluate his Offer basis the confirmations, representations and warranties provided by the Offeror under this declaration and in the event any of the above statements are found to be untrue or incorrect, then the Offeror unconditionally agrees to indemnify and hold harmless Arcil against any losses, claims or damages incurred by Arcil on account of ineligibility of the Offeror .

Yours faithfully,

Signature of Offeror
Authorised Signatory

(Rubber stamp of the company/firm)

Name of the Offeror :

Address of Registered Office :

Residence :

Tel.No. (Office) :

Fax No. :

E-mail address :

Mobile No. :

N.B. In case of firms/companies, the above details to the extent applicable, be given in respect of key/concerned person.



Schedule III
DEED OF INDEMNITY

(Stamp duty for deed of Indemnity shall vary state wise)

This DEED OF INDEMNITY executed at Chennai on this -----day of -----
,2024by:

(Hereinafter referred to as "**the Purchaser**", which expression shall include its successors and assigns)

In favour of:

Asset Reconstruction Company (India) Limited, is a company incorporated under the Companies Act, 1956 and registered as Securitisation and Asset Reconstruction Company with Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ("**Securitisation Act**") and having its registered office at The Ruby, 10th floor, 29, SenapatiBapatMarg, Dadar (West), Mumbai- 400 028, in the state of Maharashtra, India (hereinafter referred to as "**Arcil**" which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and assigns and whether acting as such or in its capacity as trustee of **Arcil.Retail.Loan Portfolio 58.B.Trust**) set up in respect of financial assistance pertaining **LAKSHMINARAYANAN R.**

A. Whereas Arcil has, pursuant to the measures taken under Section 13(4) of the Securitisation Act, taken possession of the Secured Assets of the Borrower being MR.LAKSHMINARAYANAN R.

B. Whereas the Authorized Officer of Arcil confirmed offer on behalf of Arcil in favour of -----

which is subject to terms and conditions contained in the Schedule IV of the Sale Certificate.

C. Whereas as covenants of the Documents for Terms of Invitation and Sale ("**Bid Document**") and 'sale certificate' state that "The adjudication of stamp duty, payment of stamp duty, registration charges, (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Asset shall be borne by the Purchaser. Non-payment of stamp duty under prevailing laws, rules and regulations notifications shall entail Arcil to take such steps to repossess the Secured Assets and put up the same for sale under applicable law."

A. Whereas the Bid Document and sale certificate further state that "the said assets are being sold on "**AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS**" and non-recourse basis. Further, Arcil does not accept/undertake any



responsibility for any pending/outstanding statutory dues and any other dues such as water/electricity/service charges, transfer fees, dues of the Municipal Corporation/local authority dues, , taxes including excise dues, sales tax or any other cess,or any other dues or any other duties, levies by whatever name it is called including interest, etc. if any. The Secured Assets are being sold *[with all known and unknown encumbrances (except the encumbrances and liabilities to the said Secured Creditors)]* / *[free from all encumbrances]*¹. Further, all liabilities, dues of authorities and departments, statutory or otherwise if payable by reason of the proposed sale of the Secured Assets, shall be the sole responsibility and to the account of the Purchaser.

Commented [AN1]: To retain as applicable

The sale proceeds shall be distributed in accordance with the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 or other applicable laws.Arcil has accepted the offer upon execution of the following indemnity.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the premises, the Purchaser viz.

and their successors, heirs as stated above hereby unconditionally, absolutely and irrevocably agree to indemnify and keep Arcil indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Arcil for the enforcement of this indemnity), which Arcil may suffer as a result of any failure on the part of the Purchaser Offeror in complying with the terms of sale and to meet and clear any such liabilities including any pending/outstanding statutory and/ or any other dues such as water/electricity/service charges, transfer fees, dues of the Municipal Corporation/local authority dues, tax, duties, levies by whatever name it is called including interest, etc including any claims/ dues as more specifically mentioned in the recitals C and D above. The Purchaser also absolutely and irrevocably indemnifies Arcil against any claim and expenses (including attorney's fees and court costs and any expenses incurred by Arcil) arising out of any proceedings, litigations, made by any person related or unrelated to the Secured Assets. Further, the Purchaser also indemnifies Arcil against any losses, claims or damages incurred by Arcil on account of the breach of the term sand conditions of the Bid Document and the declaration provided in Schedule II herein above.

And it is declared that this indemnity is without prejudice to and is in addition to any other rights of Arcil.

IN WITNESS whereof the Purchaser has put their hands the day and year first hereinabove written.

Signed and delivered by:
Purchaser

Address:

¹Retain as applicable

Place:

Date:



Schedule IV
SALE CERTIFICATE
(For movable & Immovable property)

Whereas, the undersigned being the Authorised Officer of the Asset Reconstruction Company (India) Limited, a company incorporated under the Companies Act, 1956 and registered as Securitisation and Asset Reconstruction Company with Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ("**Securitisation Act**") and having its registered office at The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai- 400 028, in the state of Maharashtra, India, acting in its capacity as trustee of [Name of the Trust](hereinafter referred to as "**Arcil**") in exercise of the powers conferred under sub section(12) of Section 13 of the Securitisation Act read with rule 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of Arcil the Secured Assets described in the **Enclosure I** hereto, in favor of due [●] ("**Purchaser**"), in consideration of the payment of Rs. [●] (Rupees [●] only) secured in favour of Arcil by [●] ("**Borrower**") towards the financial facilities of Rs. [●] (Rupees [●] only) assigned to Arcil by [Name of the Assignor]. All rights, title and interest of (Name of the Assignor) in respect of the said financial assistance including all the security interest created on the Scheduled Property has been assigned to Arcil by [Name of the Assignor] through Assignment Agreement dated [●].

The sale of the Secured Assets has been made [with all encumbrances and liabilities, (known and unknown), except the said financial facilities of said secured creditors] / [free from all encumbrances].²The sale has been made subject to the terms and conditions mentioned in the Terms and Conditions of Invitation and Sale dated _____. The Purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above.

Commented [AN2]: To retain as applicable

The undersigned acknowledges the receipt of the sale price in full as under:

Sr. No.	Demand Draft No/Pay Order No	Date	Amount (In Rs.)	Drawn on Bank (Branch)
1	[●]	[●]	[●]	[●]

The undersigned has handed over the delivery and possession of the Scheduled Property to the Purchaser.



List of encumbrances: No other encumbrances known

The Scheduled Property are being sold strictly on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" and non-recourse basis [with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors) / [free from all encumbrances] in respect of the above financial facilities including interest thereon as against the Secured Assets). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Scheduled Property and if payable in law/ attachable to the Scheduled Property /sale proceeds by reason of the sale of the Scheduled Property, shall be the sole responsibility of and to the account of the Purchaser.

Authorised Officer
Asset Reconstruction Company (India) Ltd.
Date: Place:

DESCRIPTION OF THE SECURED ASSETS

SCHEDULE - "A"

All that piece and parcel of land measuring 2520 sq.ft in plot no.35 together with building, Balaji Nagar 2nd Street in old S. no.284/1, T.S. no.37, Balaji Nagar 2nd Street at Keelkattalai Village

Bounded on

North by : 20 feet road
South by : Plot no. 40
East by : Plot no. 36
West by : Plot no. 34

Situated within the Registration District of Chennai South and Sub Registration District

Name of the Borrower		Mr.Lakshmi narayanan
Address and description of Property		Plot no:35,Balaji nagar 2nd street,keelkattalai,Velacherry Chennai-600117.
City		CHENNAI
State		TAMILNADU
Description of Property		-
		-
		-
		Residential (HIG)
Nature of Property (Plot/Flat, etc.)		Land and House-Ground Floor
Area of Property(in sq. feet)		1458.00 Sq.ft G.F RCC : -900 Sq.ft
UOM		-
Age of Building (In Years)		30 years
Specification of Property	No. of Room	2
	No. of Bathroom	2
	No. of Balcony	NA
	Boundary wall (if available)	NIL
Amenities available	Lift	NA
	Club House	NIL
	Gymnasium	-
	Park	-
Floor		-
No. of floor in Building		NIL
Distance from Key facilities(In Kms)	Hospital	1.60 Km Avinash Hospital
	School	0.45 Km Balyaa senior secondary school
	Bus stop	-
	Main Road	0.30 Km Medavakkam main Road
Encumbrances Known to Arcil	Market/Shopping Complex	1.10 Km Sri krishna Complex
	Society Maintenance dues	NIL
	Municipal Dues	NIL
	Any other Dues	NIL

PROPERTY PHOTO

