

Name of the Borrower		Mr.Lakshmi narayanan
Address and description of Property		Plot no:35,Balaji nagar 2nd street,keelkattalai,Velacherr y 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
Age of building (in Tears)	No. of Room	2
	No. of Bathroom	2
Canadification of Decements		NA
Specification of Property	No. of Balcony Boundary wall (if	NA
	available)	NIL
	Lift	NA
	Club House	NIL
	Gymnasium	-
Amenities available	Park	
Floor		-
No. of floor in Building		NII
	Hospital	1.60 Km Avinash Hospital
		0.45 Km Balyaa senior
	School	secondary school
	Bus stop	-
	Bas stop	0.30 Km Medavakkam main
	Main Road	Road
Distance from Key	Market/Shopping	1.10 Km Sri krishna
facilities(In Kms)	Complex	Complex
	Society Maintenance	•
	dues	NIL
Encumbrances Known to	Municipal Dues	NIL
Arcil	Any other Dues	NIL

PROPERTY PHOTO



Premier ARC	AssetRecor			(A															
PUBLIC NOTICE FC	Acting in its capac Arcil office: The Ru	ity as Truste uby, 10th flo	n Company(India) Ltd., e of various Arcil Trusts or, 29, Senapati Bapat Marg, Dadar (entury Plaza, No.560-562, Anna Sala	West) Mumba	i-400 028		Website: https:	//auction.arcil.c	co.in	Sr. Name of the Borrower/ Co-Borrower/s Guarantor/s / Mortgager/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
			UCTION IN EXERCISES OF THE POW					OF FINANCIAL A	ASSETS AND	7. Mr. S	HHOMMIN00041692		Rs.1,13,61,849.51/- (Indian Rupees	Physical	07 & 14 of		Rs.4,02,500/-	Rs.40,25,000/-	On
Notice is hereby give Reconstruction Comp sold on "As is where is	n to the public in gene pany (India) Limited, ac ", "As is what is", "Wha erms of the provisions	eral and to the cting in its capa tever there is" of the Securit	SARFAESIACT) READ WITH RULES 6, 8 Borrower (s) / Guarantor (s) / Mortgagor acity as Trustee of various ArciiTrusts ("AR and "Without recourse basis" by way of on Ization and Reconstruction of Financial As	(s), in particular CIL") (pursuant ine e-auction, fo	r, that the belo to the assignr r recovery of o	ow described immoval ment of financial asse utstanding dues of tog	ble property/ies m t vide registered A ether with further i	ssignment Agree interest, charges	ments), will be and costs etc.,		Development Credit Bank Ltd	SBPS-022- IV-Trust	One Crore Thirteen Lakh Sixty One Thousand Eight Hundred Forty Nine and Fifty One Paisa Only) as on 05.02.2025 +further Interest thereon + Legal Expenses	Possession On 08.11.2024	March 2025	Constructed 1454 Sq.ft GF-772 Sqft 252 Sqft Mcc+520 Sqft Rcc) FF-682 Sqft	Four Lakh Two Thousand Five Hundred Only)	(Rupees Forty Lakh Twenty Five Thousand Only)	24.03.2025 04:30 PM
Sr. No Guarantor/s / Mortgager/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)		Date & Time of E-Auction	bearing Plot No 23 s bounded on the No	ituated at Old No 50, I r th By 20 Feet Road, S in the Southern Side :	New No 138, outh By Plot I	operty owned by S DHANALAKSHMI- A V.R.B. Nagar, Minjur Village, Ponneri Talu No 9, East By Plot No 22, and West By Plot h to South on the Eastern Side : 60 Feet,	k, Chengalpatt No 24, <u>Linear r</u>	u MGR Taluk measuremer	, Comprised in Old Su nts for an extent of 240	irvey No 339/1A, No 00 Sq Ft:East to W	ew Survey No 33 est on the North	9/IAIA5, and ern Side: 40
1. Mr. J Ganesan	403ZCT88632674 403ZCP88636192	Arcil-Retail Loan	Rs.43,12,446.97/- (Indian Rupees Forty-Three Lakhs Twelve Thousand	Physical Possession	21 & 28 of February	UDS 448 Sq.ft AND CONS 703 Sq.ft	Rs. 2,25,800/- (Rupees Two	Rs. 22,58,000/- (Rupees	- On 07/03/2025	Pending Litigation			Nil			s/Dues known to AR	-		
	Bajaj Housing	Portfolio	Four Hundred Forty-Six and Ninety-	On	2025	001070304.11	Lakhs Twenty-	Twenty-Two	12.00 PM	Last Date for subm	ission of Bid for Auc	ction	On or before 21-03-2025 before As mentioned in the Trust Name		d Increment avable at Ch		As mentioned	d in the BID doc	ument
	Finance Limited (BHFL)	042-E Trust	further Interest thereon + Legal	08.08.2023				Eight Thousand	1	RTGS details	ACCOUNT NA		BPS-022-IV TRUST A/C No : 05420350	002070 Maint	ained with : I		de : HDFC0000291	Branch Addres	s : GROUND
Description of the S	ecured Asset being	auctioned: P	Expenses roperty owned by J GANESAN - SCHEI		that niece and	Inarcel of vacant land	Only)	Only)	ft_out of 3924	Name of Contact	,		S, NARIMAN POINT, MUMBAI, MAHARA 256 (mahesh.bangera@arcil.co.in) Karthi			52 (kathikayan jayaya	l@arail.co.in)		
Situated at Jothi Nag	ar and Comprised in	Old Survey No	.797 and 799/6C, New Survey No.799/6C	3,T.S.No.50/2, E	lock No.133,	Ward D ofNo. 16, Thir	umullaivoyal Villa	ge, Ambattur Talı	uk, Thiruvallur	person & number			iyaraj@arcil.co.in)	leyan Jayavei	- 904 14 1920	52 (Kartilikeyali.jayave			
Property belongs to M	Ir. Ramamurthy Naick	er Measuring	ngs to Mr.Selavel Naicker South by : Pre <u>East to Weston the Northern side</u> : 31.	5feet Eastto W	eston the So	uthern side: 31.5 fee	t North to South	on the Eastern s		Name of the Sr. Borrower/		T 1	Outstanding amount	Possession	Dete of	Type of	Earnest Money		Date &
SCHEDULE - "B : Pr	oportionate undivided	share of land 4	within the Registration District of Chennai 48 Sq. ft. [Including Car Parking] outof the at Measuring 703 Sq. ft. in Ground /FirstFlo	total land measu	ring 2315 Sq.f	ft., more particularly de	scribed inSchedu	le "A' hereinabov	e.	No Co-Borrower/s Guarantor/s /	LAN No. & Selling Bank	Trust Name	as per SARFAESI Notice dated	type and date	Date of Inspection	Property	Deposit (EMD)	Reserve Price	Time of E-Auction
Pending Litigations		oomApartmer	Nil			Dues known to ARC		01.		Mortgager/s 8. Mr. Kokila S	HHOMCHE00054119	Arcil-	Rs.1,78,59,901.44/- (Indian Rupees	Physical	07 & 14 of	LAND: 1050 Saft	Rs.4,36,000/-	Rs.43,60,000/-	On
	ission of Bid for Au	tion	On or before 06-03-2025 befo					d in the BID doo	cument		Development Credit Bank Ltd	SBPS-022- IV-Trust	One Crore Seventy Eight Lakh Fifty Nine Thousand Nine Hundred One	Possession On	March 2025	SBUA:855 Sqft	(Rupees Four Lakh	(Rupees Forty Three	25.03.2025 03:30 PM
Demand Draft to be RTGS details			As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU		able at Cher		· HDEC bank	IESC Code : HD	EC0000542		Credit Balik Ltu	IV-IIUSt	and Forty Four Paisa Only) as on	15.03.2024	2023		Thirty Six	Lakh Sixty	05.50 F W
			MILLS COMPOUND, SENAPATI BAPAT					IF SC COUE . HD	10000342				05.02.2025 +further Interest thereon + Legal Expenses				Thousand Only)	Thousand Only)	
Name of Contact person & number			256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in)	keyan Jayavel -	- 9841415252	(karthikeyan.jayavel	@arcil.co.in)						operty owned by KOKILAS - All the piece er head tank etc with the right to construct						
Name of the										Plot No 48, Situated	at Godhavari Nagar,	Ayyancherry,	Comprised in old Survey No 76/6D1, and t No.47 South by : Plot No.50 North by : 2	75/6D2, New	survey no 75	5/31 of Ayyancherry Vil	llage, Chengalpattu	I Taluk,Kanchipu	ram Dist and
Sr. Co-Borrower/	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI	Possession type and	Date of Inspection	Type of Property	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of	Feet South by : 35 fe								by . our cot and	
Guarantor/s / Mortgager/s	Gening Bank	Name	Notice dated	date	inspection	and Area	Deposit (LMD)		E-Auction	Pending Litigation	s known to ARCIL hission of Bid for Aud		Nil On or before 24-03-2025 befo			s/Dues known to AR	-	d in the BID doc	
2. Mr. Chellathirupathi	H31BHLD0088169 H31BHLT0095089/	Arcil-Retail	Rs.44,33,036.05 (Indian Rupees Forty Four Lakhs Thirty-Three Thousand	 Physical Possession 		416 Sq.ft of Carpet area, corresponding		Rs. 16,74,000/- (Rupees	- On 07/03/2025	Demand Draft to be			As mentioned in the Trust Name				As mentioned		ument
Rasaiya	H31BVPL0094759 Bajaj Housing	Portfolio	Thirty-six and five Paisa Only) as on 09-12-2024 + further Interest thereon	On	2025	to 482 sq.ft of built up area, Corresponding	Lakhs Sixty-	Sixteen Lakhs Seventy-Four	12.30 PM	RTGS details			SBPS-022-IV TRUST A/C No : 05420350 S, NARIMAN POINT, MUMBAI, MAHARA			HDFC bank IFSC Coc	de : HDFC0000291	Branch Addres	s : GROUND
	Finance Limited (BHFL)	042-2 11050	+ Legal Expenses	00.00.2023	ľ	to 595 Sq.ft of	Thousand Four	Thousand		Name of Contact	Mahesh Bange	era – 9004173	256 (mahesh.bangera@arcil.co.in) Karthi			52 (karthikeyan.jayave	l@arcil.co.in)		
	(BRFL)				,	saleable together with undivide Share	Hundred Only)	Only)		person & number	Vijayaraj -9551	714945 –(vija	iyaraj@arcil.co.in)						
Description of the S	ecured Asset being a	uctioned: Pro	pperty owned by Chellathirupathi Rasai	va		of land of 107sq.f				Sr. Borrower/	LAN No. &	Trust	Outstanding amount	Possession	Date of	Type of	Earnest Money	Decemus Dries	Date &
Description of the U	nit agreed to be leas	ed to the LES	SEE : All that piece and parcel of residen et Area, corresponding to 482sq. ft. of built	tial apartment pr						No Co-Borrower/s Guarantor/s /	Selling Bank	Name	as per SARFAESI Notice dated	type and date	Inspection	Property and Area	Deposit (EMD)	Reserve Price	Time of E-Auction
ft., out of the total lar	nd arca 25557sq. ft., b	eing part of th	e Schedule "A" Property, in which the Ap b-Registration District of Chengalpattu, R	artment Building	Block is cons	structed only through t	he Developer and	d situated in Para	anur Village in	Mortgager/s 9. Mr. M Venkata	403DLPFI567214,	Arcil-Retail	Rs.1,84,90,291.96/- (Indian Rupees	Physical	07 & 14 of	UDS 300 Con 850	Rs.5.80,000/-	Rs.58.00.000/-	On
which the apartment	building block is const	ructed. Villag	e: Paranur Survey Numbers : 103/1 (par	t), 103/2A (part)	103/2B, 103/	2C, 103/3A & 103/4 of	f Paranur Village.	Extent in Sq.ft :	25557 Sq. Ft.	Ganesh	403DLPFI566130 Bajaj Finance	Loan Portfolio-	One Crore Eighty Four Lakh Ninety Thousand Two Hundred Ninety One	Possession On	March 2025		(Rupees Five Lakhs eighty	(Rupees Fifty Eight	25.03.2025 03.00 PM
			ge On the East: 103/3A (Part), 103/4 (Part art) & 103/2A (part) of Paranur Village) & 105/5B (part)	or Paranur vi	lage On the South: In	03/2A (part), 103/2	26 (part), 103/20	(part), 105/5A		Limited (BFL)	042-D- Trust	and Ninety Six Paisa) as on 05.02.2025 + further Interest thereon + Legal Expenses				Thousand Only)	Lakhs Only)	
Pending Litigations			Nil			Dues known to ARC							operty owned by M VENKATA GANESH-	A flat measuring	a 850 sa ft (i	inclusive of share in cor		na No. GB on the	
Last Date for subm	ission of Bid for Auc	tion	On or before 06-03-2025 befo																
RTGS details	maao m mamo on		As mentioned in the Trust Nam				As mentione	a in the BID doo	cument				.30A, together with a 300 sq.ft., undivided , Chennai 600 042, comprised in Survey No	share, being ag	gregate of: I	TEM 1: All that piece ar	nd parcel of the vac	ant land bearing l	Plot No.30-A,
INTOO details			As mentioned in the Trust Nam	e column Pay	yable at Cher 75000007298	nnai 860 Maintained with				100 FeetRoad, Vijay Velachery Taluk (forr	a Nagar North Extensi nerly Mambalam-Guin	ion, Velachery Idy Taluk), Ch	.30A, together with a 300 sq.ft., undivided	share, being ag . 383 (part), Pa sq.ft., or therea	gregate of: <u>I</u> atta No.7327, abouts out of	TEM 1: All that piece ar asper Patta Survey No 8125 sq.ft., or thereab	nd parcel of the vac 5.383/3, situated at l outs, the land being	ant land bearing l No.137, Velacher g bounded on th	Plot No.30-A, y Village now e: North by :
Name of Contact	Branch Addre	ss:KAMALA		e column Pa ST A/C No : 5 MARG, LOWER	yable at Cher 75000007298 PAREL-4000	nnai 360 Maintained with)13	1 : HDFC bank			100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and	va Nagar North Extensi nerly Mambalam-Guin urvey No.383/3 South the Sub-Registration E	ion, Velachery ndy Taluk), Cho by : Approved District of Vela	.30A, together with a 300 sq.ft., undivided , Chennai 600 042, comprised in Survey No ennai District, measuring an extent of 6415	share, being ag 0. 383 (part), Pa sq.ft., or therea Land Comprise el of the vacan	gregate of: <u>I</u> atta No.7327, abouts out of ed in Survey it land bearing	TEM 1: All that piece ar as per Patta Survey No 8125 sq.ft., or thereab Nos.375/2 380/3 86 3 g Plot No.30, 100 Feet	nd parcel of the vac c.383/3, situated at l outs, the land being 380/6. Situated with t Road, Vijaya Naga	ant land bearing l No.137, Velacher g bounded on th hin the Registrati ar North Extensio	Plot No.30-A, y Village now e: North by : on District of m, Velachery
Name of Contact person & number	Branch Addre Mahesh Bange	ss:KAMALA era – 9004173	RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT	e column Pa ST A/C No : 5 MARG, LOWER	yable at Cher 75000007298 PAREL-4000	nnai 360 Maintained with)13	1 : HDFC bank			100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and Chennai 600 042, co District, measuring a	va Nagar North Extensi nerly Mambalam-Guin urvey No.383/3 South the Sub-Registration I mprised in Survey No. n extent of 9570 sq.ft.,	ion, Velachery dy Taluk), Chi by: Approved District of Vela 375/1, Patta N or thereabouts	.30A, together with a 300 sq.ft., undivided , Chennai 600 042, comprised in Survey No ennai District, measuring an extent of 6415 d Layout East by : 150 Feet Road West by : heny. <u>ITEM NO.2</u> : All that piece and parc lo 6151, as per Patta Survey No.3753, situ s the land being bounded on the: North by	share, being ag . 383 (part), Pa sq.ft., or therea Land Comprise el of the vacan ated at No.137 : Land Comprise	gregate of: <u>1</u> atta No.7327, abouts out of ed in Survey t land bearin , Velachery V sed in Survey	TEM 1: All that piece ar asper Patta Survey No 8125 sq.ft., or thereab Nos.375/2 380/3 86 3 g Plot No.30, 100 Feet fillage now Velachery T No.380/2 South by : Li	nd parcel of the vac 5.383/3, situated at l louts, the land being 380/6. Situated with t Road, Vijaya Naga aluk (formerly Maml and Comprised in S	ant land bearing I No.137, Velacher g bounded on th hin the Registrati ar North Extensio balam-Guindy Tal urvey No.371/1 E	Plot No.30-A, y Village now e: North by : on District of on, Velachery luk), Chennai ast by:
Name of Contact person & number	Branch Addre Mahesh Bange Vijayaraj -9551	ss : KAMALA era – 9004173 714945 –(vija	RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount	e column Pa ST A/C No : 5 MARG, LOWEF keyan Jayavel - Possession	yable at Cher 75000007298 PAREL-4000 - 9841415252	nnai 360 Maintained with 113 ! (karthikeyan.jayavel(a : HDFC bank @arcil.co.in)	IFSC Code : HD	DFC0000542	100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and Chennai 600 042, co District, measuring a Lands Comprised in or thereabouts, the la	ra Nagar North Extensi nerly Mambalam-Guin urvey No.383/3 South the Sub-Registration I mprised in Survey No. n extent of 9570 sq.ft., Survey No.381/1 West and being bounded on	ion, Velachery, idy Taluk), Chi by : Approved District of Vela 375/1, Patta N or thereabouts by: Land Cor the North by: I	.30A, together with a 300 sq.ft., undivided Chennai 600 042, comprised in Survey Ne ennai District, measuring an extent of 641 E Jayout East by: 150 Feet Road West by: chery. <u>ITEM NO.2</u> : All that piece and part lo.6151, as per Patta Survey No.375/3, situ the land being bounded on the: North by nprised in Survey No.376 & 374. And Surv. ands comprised in Survey No.380/2 Part,	share, being ag . 383 (part), Pa sq.ft., or therea Land Comprise el of the vacan ated at No.137 : Land Compris ey No.380/2 (p South by: Land	gregate of: <u>1</u> atta No.7327, abouts out of ed in Survey t land bearin , Velachery V sed in Survey art), Patta No Is comprised	TEM 1: All that piece ar asper Patta Survey No. 8125 sq.ft., or thereab Nos.375/2 380/3 863 g Plot No.30, 100 Feet fillage now Velachery Ta No.380/2 South by : Li o.6151, as per Patta Su in Survey Nos.375/3, 2	nd parcel of the vac 5.383/3, situated at l iouts, the land being 380/6. Situated with t Road, Vijaya Nagr aluk (formerly Maml and Comprised in S rucy No.380/3, mee 383 Part 371/2, Ea:	ant land bearing I No.137, Velacher g bounded on th nin the Registrati ar North Extensio balam-Guindy Tal urvey No.371/1 E ssuring an extent stby: 150 Feet Ro	Plot No.30-A, y Village now e: North by s on District of n, Velachery luk), Chennai ast by: of 3044 sq.ft.
Name of Contact person & number Name of the Borrower/ No Guarantor/s /	Branch Addre Mahesh Bange	ss:KAMALA era – 9004173	RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in)	e column Pa ST A/C No : 5 MARG, LOWEF keyan Jayavel -	yable at Cher 75000007298 PAREL-4000	nnai 360 Maintained with 013 ! (karthikeyan.jayavel(1 : HDFC bank	IFSC Code : HD	DFC0000542	100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and Chennai 600 042, co District, measuring a Lands Comprised in 3 or thereabouts, the la Lands comprised in 5	ra Nagar North Extensi merly Mambalam-Guin urvey No.383/3 South the Sub-Registration L mprised in Survey No. n extent of 9570 sq.ft., Survey No.381/1 West and being bounded on Survey No.379. And in a	ion, Velachery, ady Taluk), Chi by : Approved District of Vela 375/1, Patta N or thereabouts t by: Land Cor the North by: I all admeasurin	.30A, together with a 300 sq.ft., undivided Chennai 600 042, comprised in Survey NV ennai District, measuring an extent of 6415 Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and pard lo. 6151, as per Patta Survey No. 375/3, situ ; the land being bounded on the: North by prised in Survey Nos. 376 & 374. And Surv	share, being ag . 383 (part), Pa sq.ft., or therea Land Comprise el of the vacan ated at No.137 : Land Comprise ey No.380/2 (p South by: Land Item Nos.I & II ii	gregate of: <u>1</u> atta No.7327, abouts out of ed in Survey t land bearin , Velachery V sed in Survey art), Patta No Is comprised	TEM 1: All that piece ar asper Patta Survey No. 8125 sq.ft., or thereab Nos.375/2 380/3 863 g Plot No.30, 100 Feet fillage now Velachery Ta No.380/2 South by : Li o.6151, as per Patta Su in Survey Nos.375/3, 2	nd parcel of the vac 5.383/3, situated at l iouts, the land being 380/6. Situated with t Road, Vijaya Nagr aluk (formerly Maml and Comprised in S rucy No.380/3, mee 383 Part 371/2, Ea:	ant land bearing I No.137, Velacher g bounded on th nin the Registrati ar North Extensio balam-Guindy Tal urvey No.371/1 E ssuring an extent stby: 150 Feet Ro	Plot No.30-A, y Village now e: North by s on District of n, Velachery luk), Chennai ast by: of 3044 sq.ft.
Name of Contact person & number Name of the Borrower/ Co-Borrower/s /	Branch Addre Mahesh Bange Vijayaraj -9551	ss : KAMALA era – 9004173 714945 –(vija Trust	RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated	e column Pay ST A/C No : 5 MARG, LOWER keyan Jayavel - Possession type and date	yable at Cher 75000007298 PAREL-4000 9841415252 Date of Inspection	nnai 160 Maintained with 113 (karthikeyan.jayavel(Type of Property	a : HDFC bank @arcil.co.in) Earnest Money Deposit (EMD)	IFSC Code : HD	Date & Time of E-Auction	100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and Chennai 600 042, co District, measuring a Lands Comprised in or thereabouts, the la Lands comprised in Situated within the R Pending Litigation	ra Nagar North Extensi nerly Mambalam-Guin urvey No.383/3 South the Sub-Registration I mprised in Survey No. n extent of 9570 s. ft Survey No.381/1 West and being bounded on Survey No.379. And in a egistration District of CI s known to ARCIL	ion, Velachery, dy Taluk), Chu by : Approvec District of Vela 375/1, Patta N or thereabouts : by: Land Cor the North by: I all admeasurin hennai South :	.30A, together with a 300 sq.ft., undivided Chennai 600 042, comprised in Survey Nv ennai District, measuring an extent of 641 E Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and part lo.6151, as per Patta Survey No.375/3, situ s the land being bounded on the: North by mprised in Survey Nos.376 & 374. And Surv. ands comprised in Survey No.380/2 Part, ig an extent of 12614 sq.ft., or thererabouts and the Sub-Registration District of Velache Nil	share, being ag . 383 (part), Pa sq.ft., or there: Land Compriss el of the vacan ated at No. 137 : Land Compris ey No.380/2 (p South by: Land tem Nos.I & II ii ry Er	gregate of: <u>1</u> ttta No.7327, abouts out of ed in Survey t land bearin , Velachery V sed in Survey art), Patta No Is comprised n all totally ad	TEM 1: All that piece ar as per Patta Survey No 8125 sq.ft., or thereab Nos.375/2 380/3 86 2 g Plot No.30, 100 Feet fillage now Velachery Tc No.380/2 South by : L o.6151, as per Patta Su in Survey Nos.375/3, 3 Imeasuring an extent of s/Dues known to AR	nd parcel of the vac .383/3, situated att iouts, the land being 380/6. Situated with t Road, Vijaya Naga aluk (formerly Maml and Comprised in S rvey No.380/3, mea 383 Part 371/2, Eas f 19029 sq.ft., or the CIL Nil	ant land bearing I Vo.137, Velacher g bounded on th in the Registrati ar North Extensio palam-Guindy Tal urvey No.371/1 E suyring an extent st by: 150 Feet Ro reabouts.	Plot No.30-A, y Village now e: North by : on District of n, Velachery luk), Chennai ast by: of 3044 sq.ft. bad, West by
Name of Contact person & number Name of the Borrower/ No Guarantor/s / Mortgager/s	Branch Addre Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank H403DHB0061127 H403DHT0061128	ss : KAMALA era – 9004173 714945 –(vija Trust Name	RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated	e column Pa ST A/C No : 5 MARG, LOWEF keyan Jayavel - Possession type and date Physical On	yable at Cher 75000007298 PAREL-4000 9841415252 Date of Inspection 21 & 28 of February	nnai 160 Maintained with 113 ! (karthikeyan.jayavel(Type of Property and Area	arcil.co.in) @arcil.co.in) Earnest Money Deposit (EMD) Rs. 3,92,800/-	IFSC Code : HD	Date & Time of E-Auction	100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and Chennai 600 042, co District, measuring a Lands Comprised in or thereabouts, the la Lands comprised in Situated within the R Pending Litigation	ra Nagar North Extensi nerly Mambalam-Guin urvey No.383/3 South the Sub-Registration I mprised in Survey No. n extent of 9570 s. ft Survey No.381/1 West and being bounded on Survey No.379. And in a egistration District of CI s known to ARCIL hission of Bid for Aud	ion, Velachery, dy Taluk), Chu by : Approvec District of Vela 375/1, Patta N or thereabouts : by: Land Cor the North by: I all admeasurin hennai South :	.30A, together with a 300 sq.ft., undivided , Chennai 600 042, comprised in Survey Ne ennai District, measuring an extent of 641 E Layout East by : 150 Feet Road West by : chery. <u>ITEM NO.2</u> : All that piece and part lo.6151, as per Patta Survey No.375/3, situ the land being bounded on the: North by nprised in Survey No.376 & 374. And Surv ands comprised in Survey No.380/2 Part, g an extent of 12614 sq.ft., or thererabouts	share, being ag . 383 (part), Pa sq.ft., or thereis Land Comprise el of the vacan ated at No. 137 : Land Compris : Land Compri	gregate of: <u>1</u> ttta No.7327, abouts out of ed in Survey t land bearin , Velachery V sed in Survey art), Patta No Is comprised n all totally ad	TEM 1: All that piece ar as per Patta Survey No 8125 sq.ft., or thereab Nos.375/2 380/3 86 2 g Plot No.30, 100 Feet fillage now Velachery Tc No.380/2 South by : Li o.6151, as per Patta Su in Survey Nos.375/3, 3 Imeasuring an extent of s/Dues known to ARG amount:	nd parcel of the vac .383/3, situated att iouts, the land being 380/6. Situated with t Road, Vijaya Naga aluk (formerly Maml and Comprised in S rvey No.380/3, mea 383 Part 371/2, Eas f 19029 sq.ft., or the CIL Nil	ant land bearing I No.137, Velacher g bounded on th nin the Registrati ar North Extensio balam-Guindy Tal urvey No.371/1 E ssuring an extent stby: 150 Feet Ro	Plot No.30-A, y Village now e: North by : on District of n, Velachery luk), Chennai ast by: of 3044 sq.ft. bad, West by
Name of Contact person & number Sr. Co-Borrower/s / Guarantor/s / Mortgager/s 3. Mr. Suresh	Branch Addre Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank H403DHB0061127 H403DHT0061128 Bajaj Housing Finance Limited	ss : KAMALA ara – 9004173 714945 –(vija Trust Name Arcil-Retail Loan Portfolio- 042-E-	RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty Five Paisa Only) as on 05-02-2025 +	e column Pay ST A/C No : 5 MARG, LOWEF keyan Jayavel - Possession type and date Physical	yable at Cher 7500007298 PAREL-4000 9841415252 Date of Inspection 21 & 28 of	nnai 360 Maintained with 113 (karthikeyan.jayavel(Type of Property and Area Flat UDS Land area – 393 sq.ft FF RCC	a : HDFC bank i @arcil.co.in) Earnest Money Deposit (EMD) Rs. 3,92,800/- (Rupees Three Lakh Ninety Two Thousand	IFSC Code : HD Reserve Price Rs.39,28,000/ (Rupees Thrity Nine lakh Twenty Eight	Date & Time of E-Auction 07/03/2025	100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and Chennai 600 042, co District, measuring a Lands Comprised in or thereabouts, the la Lands comprised in Situated within the R Pending Litigation: Last Date for subm	ra Nagar North Extensi nerly, Mambalam-Guin urvey No. 383/3 South the Sub-Registration I mprised in Survey No. nextent of 9570 sq.ft., Survey No.381/1 West Survey No.379. And in a egistration District of Ci s known to ARCIL hission of Bid for Auc made in name of: ACCOUNT NA	ion, Velachery, dy Taluk), Ch. by : Approvec District of Vela 375/1, Patta N or thereabouts tby: Land Cor kby: Land Cor hennai South is ction	.30A, together with a 300 sq.ft., undivided Chennai 600 042, comprised in Survey Nk ennai District, measuring an extent of 6415 1 Layout East by: 150 Feet Road West by: chery. <u>ITEM NO.2</u> : All that piece and pare Io.6151, as per Patta Survey No.375/3, situ the land being bounded on the: North by mprised in Survey No.376 & 374. And Surv. ands comprised in Survey No.380/2 Part, g an extent of 12614 sq.ft., or thererabouts and the Sub-Registration District of Velachet Nii On or before 24-03-2025 befo As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU	share, being ag . 383 (part), Pa sq.ft., or there: Land Comprise el of the vacan ated at No.137 : Land Comprise ey No.380/2 (p South by: Land tem Nos.I & III ry E E E E E E E E	gregate of: <u>i</u> r titta No. 7327, abouts out of de in Survey t land bearin, Velachery V sed in Survey art), Patta Nc sed in Survey ar	TEM 1: All that piece ar as per Patta Survey No 8125 sq.ft., or thereab Nos.375/2 380/3 86 3 g Plot No.30, 100 Feet illage now Velachery Ta No.380/2 South by 1: L b.6151, as per Patta Su in Survey Nos.375/3, 3 Imeasuring an extent of s/Dues known to AR(a amount: ennai 0812 Maintained wi	nd parcel of the vac 383/3, situated att iouts, the land being 380/6. Situated with t Road, Vijaya Naga aluk (formerly Maml and Comprised in S rvey No.380/3, mea 383 Part 371/2, East f 19029 sq.ft., or the CIL Nil As mentioned	ant land bearing I No.137, Velacher g bounded on th in the Registrati ar North Extensio palam-Guindy Tal urvey No.371/1 E suyring an extent. st by: 150 Feet Ro reabouts.	Plot No.30-A, y Village now e: North by : on District of n, Velachery luk), Chennai iast by: of 3044 sq.ft. bad, West by: ument
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Name of Contact person & number Name of the Borrower/s / Guarantor/s / Mortgager/s 3. 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And in a egistration District of CI is known to ARCIL known to ARCIL ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj -9551 ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj -9551 CHNHL17000157 // CHNHL17000157 // CHNHL17000129 L&T Financial Services	ion, Velachery, idy Taluk), Ch. by : Approved District of Vela 375/1, Patta N or thereabouts by: Land Cor the North by: I all admeasurin hennai South : XME : ARCIL- ss : KAMALA ara – 9004173 Trust Name I Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: P 37, Balaji Na	.30A, together with a 300 sq.ft., undivided Chennai 600 042, comprised in Survey NN ennai District, measuring an extent of 6418 is ayout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and pare lo. 6151, as per Patta Survey No. 375/3, sith the land being bounded on the: North by mprised in Survey Nos. 376 & 374. 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Last Date for submi	ission of Bid for Auc	tion	On or before 06-03-2025 befor	e 5.00 pm Bid	Increment	amount:	As mentione	d in the BID do	cument					Itup area of 1080 Sq.Ft., con						
Demand Draft to be	e made in name of:		As mentioned in the Trust Name	column Pay	able at Che	ennai								ot No. 32 bounded on the : No						
RTGS details ACCOUNT NAME : Arcil-Retail Loan Portfolio-029-B-Trust A/C No : 57500000961251 Maintained with : HDFC Bank IFSC Code : HDFC0000542 Branch Address : KAMALA MILLS COMPOUND BRANCH, SENAPATI BAPAT MARG,LOWER PAREL, MUMBAI-400013						anch Address	East by: 30 Fe	Road West by : Plot N	os. 32 &t 33 Feet	t Road <u>Plot N</u>	2 East by : Plot No.36 West by .37 bounded on the : North I picture District of Science with I	by:PlotNo.36								
Name of Contact person & number		ra – 9004173256 (m 714945 –(vijayaraj@	ahesh.bangera@arcil.co.in) Karthik arcil.co.in)	eyan Jayavel -	9841415252	2 (karthikeyan.jayavel@	@arcil.co.in)				ions known to ARCII	orKancheepurar	m and Sub R	gistration District of Sriperumb		ncumbrances	/Dues known to ARC			
	T T T T T T T T T T T T T T T T T T T	r no io (nju)uluje					1	1			ubmission of Bid for	Auction		n or before 21-03-2025 befor					l in the BID doc	Iment
Name of the Borrower/			Outstanding amount	Possession	Data of	Type of	F (M)		Date &		o be made in name o			s mentioned in the Trust Name	· ·	ayable at Che		As mentioned		ument
Sr. Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	as per SARFAESI Notice dated	type and date	Date of Inspection	Property and Area	Earnest Money Deposit (EMD)	Reserve Price		RTGS details	ACCOUNT	NAME : ARCIL-	-RETAIL LOA	N PORTFOLIO 042 C TRUST D, SENAPATI BAPAT MARG, L	A/C No : 5750	00000415314		OFC bank IFSC C	ode : HDFC0000	542 Branch
5. Mr. Ulaganathan	SLPHCHNI0000517 Shriram Housing		3,57,580.96/- (Indian Rupees One Three Lakh Fifty Seven Thousand	Physical Possession	04 & 12 of March	UDS 430.00 Sqft and Const 913.00	Rs.4,50,000/- (Rupees Four	Rs.45,00,000/- (Rupees Forty		Name of Cont person & num	ct Mahesh Ba		3256 (mahe	h.bangera@arcil.co.in) Karthil			2 (karthikeyan.jayavel	@arcil.co.in)		
	Finance Limited (SHFL)	Portfolio Five 045-A Paisa Trust, Inter	Hundred Eighty and Ninety Six Only) as on 09/12/2024 + further rest thereon + Legal Expenses	On 21-10-2023	2025	Sqft	Lakhs Fifty Thousand Only)	Five Lakhs Only Only)		Name of Sr. Borrow No Co-Borrow	/ LAN No. & r/s / Selling Ban	Trust		utstanding amount as per SARFAESI	Possession type and	Date of Inspection	Type of Property	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of
			wned by ULAGANATHAN D built up area measuring 913 Sq.Ft.	inclusive of cor	nmon rights a	and benefits together w	ith 430 Sa.Ft. undi	ivided share of la	nd out of 2441	Guaranto				Notice dated	date		and Area			E-Auction
Sq.Ft., in door no.1 E Bounded on the Nor the Northern side : 4	Burma Tamilar Colony, r th by : Burma Tamilar (, 2nd Street, Thalaka Colony, 2nd Street, So n the Soutern side : 5	ncheri, Comrpised in Survey No12 outh by : Mr. Rangan's House and G 51 Feet North to South on the Ease	6,situated at Th Fround East by :	nalakanchery Road, West	v Village, Tambaram Ta b y: Mr.Durairaj House	luk, Kanceepurar and Ground <u>Adr</u>	m District and bo	ounded on the	12. Mr. Padma M	riya CHNHL170003 CHNHL170003 L&T Financia Services	62 Retail- I Loan Portfolio	Crore One Four Hur Six Paisa	436.26/- (Indian Rupees Three Lakh Thirty Three Thousand dred Thirty Six and Twenty Only) as on 05.02.2025 +further	Possession On	2025	Land 12447 sqft	Rs.9,00,000/- (Rupees Nine Lakhs Only)	Rs.90,00,000/- (Rupees Ninety Lakhs Only)	On 24.03.2025 05:00 PM
Pending Litigations			Nil			/Dues known to ARC				Description of	he Counted Accest he	58-B-Trust		thereon + Legal Expenses	hat sizes and s		t have in a site haaring	Dist No. 100 mass	uning to of ERED	Causas Fast
	ission of Bid for Aud	ction	On or before 14-03-2025 befor				As mentione	d in the BID do	cument					ned by PADMAPRIYA M-All th of 6595 Square Feet, bearing						
Demand Draft to be			As mentioned in the Trust Name		able at Che					Thiruvallur Talu	Thiruvallur District, or	hereabouts as p	oart of Schedu	led Property, approved by the	DTCP in appro	val bearing No	.12/2009 Vide Letter N	a.Ka.No.21581/20	08 LA2 dated 09.	03.2009 and
RTGS details Name of Contact	GROUND FLO	OR, EXPRESS TOW	n Portfolio 045-A-Trust A/C No : 5 ERS, NARIMAN POINT, MUMBAI, ahesh.bangera@arcil.co.in) Karthik	MAHARASHTE	RA 400021			C0000291 Brar	1ch Address :	Land South by	as "SPANISH CITY" si 50 feet road East by : \ : Land. Totally Plot No's	acant Land Wes	st by : Plot no	District of Kancheepuram and S 104, 105, 106 and 107 <u>Plot No</u> about 12447 Sg.ft	Sub-Registration 5.109 being b o	on District of Ma ounded on the	anavala Nagar. <u>Plot Na</u> <u>a :</u> North by : Vacant La	o.108 being bound and South by : 50 f	led on the : Nort eet road East by	h by : Vacant : Plot no. 110
person & number		714945 –(vijayaraj@		eyali Jayavei –	- 504 14 15252	z (kartilikeyali.jayavei(warcii.co.iii)			Pending Litig	ions known to ARCII		N	1	Er	ncumbrances	/Dues known to ARC			
Name of the											ubmission of Bid for	Auction	C	n or before 21-03-2025 befor	re 5.00 pm Bi	id Increment	amount:	As mentioned	I in the BID doc	ument
Sr. Borrower/	LAN No. &	Trust	Outstanding amount as per SARFAESI	Possession	Date of	Type of	Earnest Money	Reserve Price	Date &	Demand Draft	o be made in name o	f:	A	mentioned in the Trust Name	e column Pa	ayable at Che	nnai			
No Co-Borrower/s / Guarantor/s / Mortgager/s	Selling Bank	Name	Notice dated	type and date	Inspection	Property and Area	Deposit (EMD)	Reserve Price	E-Auction	RTGS details				rtfolio-058-B-Trust A/C No : , NARIMAN POINT, MUMBAI,			ed with HDFC IFS	C Code : HDFC0	000542 Brancl	Address :
6. Mr. Abdul Azeez A	HNHL17000406,CH	Loan Eig	83,10,706.73/- (Indian Rupees hty Three Lakhs Ten Thousand	Physical Possession	07 & 14 of March	land 1500 sq.ft	Rs.1,60,000/- (Rupees One	Rs.16,00,000/- (Rupees	25.03.2025	Name of Cont person & num		ngera – 9004173 551714945 –(vij		h.bangera@arcil.co.in) Karthil co.in)	keyan Jayavel	- 9841415252	2 (karthikeyan.jayavel	@arcil.co.in)		
	NHL17000425,CHN HL17000411 L&T Housing Finance Ltd	058-C- Thre	ren Hundred Six and Seventy e Paisa Only) as on 05.02.2025 rther Interest thereon + Legal Expenses	On 17.02.2023	2025		Lakh Sixty Thousand Only)	Sixteen Lakh Only)	4.00PM	2. The Authoris	ale is being conducted t d Officer ("AO")/ARCIL	shall not be held	Iresponsible	website https://auction.arcil.co. or internet connectivity, networl the bid/offer or post-pone the A	k problems, sys	stem crash dov	vn, power failure etc.		·	et out therein.
Decorintion of the S	escription 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 njaneyar Nagar comprised in S. Nos. 518/2 and 518/5B in No.56, at Kattrambakkam 'A' Village, Sriperumbudur Taluk, Kanchipuram District (Layout approved by DTCP, Chengalpattu Region, hencalpattu, Layout Planning Permitapproval No.168/2014, dated 19.11.2014 by Directorof Town & Country Planning) and Boundedon PlotNo.48 North by : Shop No.2 South by: PlotNo.47 East s						out approved by	DTCP, Chengal	pattu Region,	4. The success secured asse	Il purchaser/bidder sha conveyed/delivered in	ll bear any statut nis/her/its favour	itory dues, tax r as per the ap	es, fees payable, applicable G	ST on purchas	e consideratio	n, stamp duty, registra	tion fees, etc. that	s required to be p	0
Anjaneyar Nagar cor		0vai 110. 100/2014, ua	leu 19.11.2014 by Director of Town			at of Cain a mumber along				statutory due	,etc., prior to submittin		auction adver	isement does not constitute an						
Anjaneyar Nagar cor Chengalpattu, Layou	it Planning Permitappro		Registration District of Chengalpatt		stration Distri	ict of Sriperumbudur.		Pending Litigations known to ARCIL Nil Encumbrances/Dues known to ARCIL Nil												
Anjaneyar Nagar cor Chengalpattu, Layou by : Plot No.49, 50 & 5 Pending Litigations	it Planning Permitappro 51 West by : 30 feet roa s known to ARCIL	ad. Situated within the	Registration District of Chengalpatt Nil	u and Sub Regi	cumbrances	/Dues known to ARC					sponsible in any way for s specified in the auction			lues. spaper have been stated to the	best of the info	ormation of the			ll not be responsi	ble / liable for
Anjaneyar Nagar cor Chengalpattu, Layou by : Plot No.49, 50 & 5 Pending Litigations Last Date for submi	It Planning Permitappro 51 West by : 30 feet roa s known to ARCIL ission of Bid for Auc	ad. Situated within the	Registration District of Chengalpatt Nil On or before 24-03-2025 before	u and Sub Regi End e 5.00 pm Bid	cumbrances	/Dues known to ARC amount:		d in the BID do	cument	6. The particula any error, mis	s specified in the auction tatement or omission.	n notice publishe	ied in the new	spaper have been stated to the			undersigned; howeve	er, undersigned sha		
Anjaneyar Nagar cor Chengalpattu, Layou by : Plot No. 49, 50 & 5 Pending Litigations Last Date for submi Demand Draft to be	It Planning Permitappro 51 West by : 30 feet roa s known to ARCIL ission of Bid for Auc e made in name of:	ad. Situated within the	Registration District of Chengalpatt Nil On or before 24-03-2025 befor As mentioned in the Trust Name	u and Sub Regi Enc e 5.00 pm Bid column Pay	cumbrances I Increment a /able at Che	/Dues known to ARC amount: nnai	As mentione			 The particula any error, mis The Borrower 	s specified in the auction tatement or omission. Guarantors/ Mortgago	n notice publishe rs, who are liable	ied in the new				undersigned; howeve	er, undersigned sha		
Anjaneyar Nagar cor Chengalpattu, Layou by : Plot No.49, 50 & 5 Pending Litigations Last Date for submi	It ^P lanning Permitappr 51 West by : 30 feet roa s known to ARCIL ission of Bid for Auc a made in name of: ACCOUNT NA	ad. Situated within the tion ME : Arcil-Retail Loa	Registration District of Chengalpatt Nil On or before 24-03-2025 before	u and Sub Regi End e 5.00 pm Bid column Pay 575000004663	cumbrances I Increment a /able at Che	/Dues known to ARC amount: nnai	As mentione			 The particula any error, mis The Borrowe holding of the 	s specified in the auction tatement or omission. Guarantors/ Mortgago above-mentioned auction	n notice publishe rs, who are liable on sale.	ed in the new	spaper have been stated to the	is Sale Notice a	as a notice und	undersigned; howeve	er, undersigned sha Security Interest (Enforcement) Ru	les, about the



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 debet of of Rs.28813599.57 (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paisa 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

 Name of the Borrower/Guarantor/Mortgagor –LAKSHMINARAYANAN R full particulars of the Secured Assets

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

			Arcil
1	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	Rs.93,50,000 /- (Indian Rupees. Ninety Three Lakh Fifty Thousand OnlyOnly)	Rs. 9,35,000/- (Indian Rupees. Nine Lakh Thirty Fivr Thousand Only Only)
	TOTAL	Rs.93,50,000 /- (Indian Rupees. Ninety Three Lakh Fifty Thousand Only Only)	Rs. 9,35,000/- (Indian Rupees. Nine Lakh Thirty Fivr Thousand Only Only)

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 <mark>20.02.2025</mark> to <mark>21.03.2025 before 5.00pm</mark> from 10 am to 5 pm <mark>24.03.2025</mark> before <mark>3.30pm</mark>
2	Site visits	On <mark>07 & 14 of March 2025</mark> 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 <mark>24.03.2025</mark> before <mark>3.30pm</mark>
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	Pro
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

- 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 <u>07 & 14 of March 2025from (10 am to 5 pm)</u>. 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 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 Offerorundertakes 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 Pred 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 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 abvove of Reserve Price shall be as under- .

Reserve Price Range	#Minimum Incremental Bid amount
Upto 5.00 Lacs	0.01 Lacs
<mark>5.01 - 25.00 Lacs</mark>	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/ RTGSin 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



Arcilin 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 Illand 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 Arcilbe 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 thereagainst 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. Arcilshall 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. Arcildoes 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, relocating, 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 3	Description of the properties Name and address of the Offeror (In case of company/firm please give names of Directors/Partners)	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.
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

Date:[•]

Schedule II DECLARATION

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 consert with the Offeror does not fall within the purview of "Connected Person" as defined under the provisions of the Insolvency and Bankrutpcy 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

Name of the Offeror	:		(Rubber stamp of the company/firm)
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)

(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 asSecuritisationand 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.

- <u>A.</u> 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 Arcilconfirmed offer on behalf of Arcil in favour of -----

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

- <u>C.</u> 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 Assetsshall 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]*. 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.

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



Commented [AN1]: To retain as applicable



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 theSecuritisation 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, 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 Arcilby [•]("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.

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

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

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

Commented [AN2]: To retain as applicable

Place:

Date:



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]3in 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,Velacherr y 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
Age of building (in Tears)	No. of Room	2
	No. of Bathroom	2
Canadification of Decements		NA
Specification of Property	No. of Balcony Boundary wall (if	NA
	available)	NIL
	Lift	NA
	Club House	NIL
	Gymnasium	-
Amenities available	Park	
Floor		-
No. of floor in Building		NII
	Hospital	1.60 Km Avinash Hospital
		0.45 Km Balyaa senior
	School	secondary school
	Bus stop	-
		0.30 Km Medavakkam main
	Main Road	Road
Distance from Key	Market/Shopping	1.10 Km Sri krishna
facilities(In Kms)	Complex	Complex
, , ,	Society Maintenance	•
	dues	NIL
Encumbrances Known to	Municipal Dues	NIL

PROPERTY PHOTO

