

		Premier ARC
Name of the Borrower		MRS. Borrower Name
		Plot No.32,33,36&37, Sundara
		Anjaneyar Nagar,
		S.No.518/1,2,3&7,Kattrambakk
Address and description of		am A Village, Chengalpattu-
Property		602109
City		CHENNAI
State		TAMILNADU
		-
		-
		-
Description of Property		Residential
Nature of Property		
(Plot/Flat, etc.)		Residential
		Land Area 4400 sqft and
Area of Property(in sq. feet)		Construction 1080Sqft
UOM		-
Age of Building (In Years)		10 YRS
	No. of Room	2
	No. of Bathroom	2
Specification of Property	No. of Balcony	NA
организация и поранц	Boundary wall (if	
	available)	NIL
	Lift	NA
	Club House	NIL
	Gymnasium	-
Amenities available	Park	_
Floor	Turk	_
No. of floor in Building		NIL
140. Of floor in Building	Hospital	10Kms GH
	School	3Kms Govt School
	CCTIOOT	500Mts Near to Kattrambakkam
	Bus stop	Bus stop
	Виз этор	17Kms from Tambaram railway
	Main Road	station
Distance from Key	Market/Shopping	- Clarion
facilities(In Kms)	Complex	_
	Society Maintenance	
	dues	NIL
Encumbrances Known to	Municipal Dues	NIL
Arcil	Any other Dues	NIL
	1 , 2	· · · -





ENTRANCE VIEW

PROPERTY VIEW 1





PROPERTY VIEW 2

ADJACENT & STREET NAME DEMARCATION VIEW





PROPERTY VIEW 3

ROAD VIEW

Asset Reconstruction Company (India) Ltd., (Arcil) cIN-U65999MH2002PLC134884 | Website: https://auction.arcil.co.in Acting in its capacity as Trustee of various Arcil Trusts Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028 Branch Office:1G, 1st Floor, Century Plaza, No.560-562, Anna Salai, Teynampet, Chennai – 600018. 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 INTERESTACT, 2002 (SARFAESIACT) 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) / Mortgagor (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 ArcilTrusts ("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 Rules6, 8 and 9 of the Securiti nterest (Enforcement) Rules, 2002 ("Rules"). Name of the Borrower Outstanding amount Possession Type of Date & LAN No. & Date of **Earnest Money** as per SARFAESI Reserve Price type and Time of Property Deposit (EMD) Guarantor/s / Mortgager/s nspectio Notice dated and Area E-Auction 403ZCT88632674 Arcil-Retai Rs.43,12,446.97/- (Indian Rupees 21 & 28 of UDS 448 Sq.ft AND Rs. 2,25,800/-Rs. 22,58,000/ On . Mr. J Ganesan Physical Loan Portfolio Forty-Three Lakhs Twelve Thousand Four Hundred Forty-Six and Ninety-(Rupees Two Lakhs Twenty-(Rupees 403ZCP88636192 February CONS 703 Sq.ft 07/03/2025 Bajaj Housing 2025 12.00 PM Twenty-Two Finance Limited 042-E Trust Seven Paisa) as on 09-12-2024 + 08.08.2023 Five Thousand Lakhs Fifty further Interest thereon + Legal Eight Hundred | Eight Thousar Expenses Only) Only) 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 of No. 16, Thirumullaivoyal Village, Ambattur Taluk, Thirumullar Taluk, Thirumullar District, Boundard as follows: North by Property belongs to Prompt the North by Property belongs to Prompt the North by 1900 and 1900 SCH SCH Pen Last Den Nam ft., o Mah whic Bou (part Den Nan toge conr as p total and: Last RTG Nam Dem RTG Nan

Type of

land 1500 sq.ft

Encumbrances/Dues known to ARCIL Nil

Date of

07 & 14 of

March

2025

type and date

Physical

17.02.2023

ACCOUNT NAME: Arcil-Retail Loan Portfolio-058-C-Trust | A/C No: 57500000466353 | Maintained with: HDFC bank | IFSC Code: HDFC0000542 | Branch Addres:

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 Kattrambakkam 'A' Village, Sriperumbudur Taluk, Kanchipuram District (Layout approved by DTCP, Chengalpattu Region, Chengalpattu, Layout Planning Permitapproval No.168/2014, dated 19.11.2014 by Director of Town & Country Planning) and Bounded on PlotNo.48 Northby: Shop No.2 South by: PlotNo.47 East

On or before 24-03-2025 before 5.00 pm Bid Increment amount:

Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

Outstanding amount as per SARFAESI Notice dated

Rs.83,10,706.73/- (Indian Rupees Eighty Three Lakhs Ten Thousand

Seven Hundred Six and Seventy

Three Paisa Only) as on 05.02.2025

+further Interest thereon + Legal

Expenses

by: Plot No.49, 50 & 51 West by: 30 feet road. Situated within the Registration District of Chengalpattu and Sub Registration District of Sriperumbudur.

KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of the

Borrower/ p-Borrower/s

Guarantor/s / Mortgager/s

LAN No. & Selling Bank

NHL17000425.CHN

HL17000411

L&T Housing

Finance Ltd

6. Mr. Abdul Azeez CHNHL17000335,C Arcil-Retai

Pending Litigations known to ARCIL

Demand Draft to be made in name of

RTGS details

Name of Contact person & number

Last Date for submission of Bid for Auction

Trust

Loan

Portfolio

Trust

District. Bounded as			ngs to Mr.Selavel Naicker South by : Pre							person & number	Vijayaraj -955 i	7 14945 –(VIJa	iyaraj@arcil.co.in)						
Property belongs to N North to South on th SCHEDULE - "B : Pro	r. Ramamurthy Naick Western side: 73.5 portionate undivided:	er <u>Measuring</u> feet And lying share of land ²	Eastto Weston the Northern side: 31. within the Registration District of Chennai I 48 Sq. ft. [Including Car Parking] outof the the Measuring 703 Sq. ft. in Ground /FirstFlor	.5 feet East to V North, Sub Regi total land meas	Veston the Se stration Distri uring 2315 Sq	outhern side: 31.5 fee ct of Ambattur and withi .ft., more particularly de	et North to South of in the Limits of Avac escribed in Schedul	on the Eastern si di Municipality. le "A' hereinabove	ide: 73.5 fee	Name of the Borrower/ No 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)		Date & Time of E-Auction
Last Date for subm						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 Paisa Only) as on 05.02.2025 +further Interest thereon +	On 15.03.2024	2025	LAND: 1050 Sqft SBUA:855 Sqft	Rs.4,36,000/- (Rupees Four Lakh Thirty Six Thousand	Rs.43,60,000/- (Rupees Forty Three Lakh Sixty Thousand	On 25.03.2025 03:30 PM				
Name of Contact	Mahesh Bange	ra – 9004173	MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi				@arcil.co.in)						Legal Expenses operty owned by KOKILAS - All the piece	and parcel of p			Only) easuring an exten	Only) t of 885 Sqft(inclu	
Name of the Borrower/	177		yaraj@arcil.co.in) Outstanding amount	Possession		Type of	<u> </u>		Date &	Plot No 48, Situated bounded on the Eas	at Godhavari Nagar, Ast by: Plot No.49 and N	Ayyancherry,	er head tank etcwith the right to construct Comprised in old Survey No 76/6D1, and t No.47 South by : Plot No.50 North by : 2	d 75/6D2, New	survey no 75	3/31 of Ayyancherry Vil	lage, Chengalpatt	tu Taluk,Kanchipu	uram Dist and
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		Feet South by : 35 fe	known to ARCIL		Nil			s/Dues known to ARG			
2. Mr. Chellathirupathi	H31BHLD0088169 H31BHLT0095089/	Loan	Rs.44,33,036.05 (Indian Rupees Forty- Four Lakhs Thirty-Three Thousand	Possession	February	416 Sq.ft of Carpet area, corresponding	(Rupees One	Rs. 16,74,000/- (Rupees	07/03/2025	Demand Draft to be			On or before 24-03-2025 befo As mentioned in the Trust Nam	e column P	ayable at Ch	ennai		ed in the BID doo	
Rasaiya	H31BVPL0094759 Bajaj Housing Finance Limited		Thirty-six and five Paisa Only) as on 09-12-2024 + further Interest thereon + Legal Expenses		2025	to 482 sq.ft of built up area, Corresponding to 595 Sq.ft of		Sixteen Lakhs Seventy-Four Thousand	12.30 PM	RTGS details	FLOOR, EXPR	ESS TOWER	BBPS-022-IV TRUST A/C No : 05420350 S, NARIMAN POINT, MUMBAI, MAHARA	ASHTRA 40002	21	<u> </u>		Branch Addres	ss:GROUND
	(BHFL)					saleable together with undivide Share of land of 107sq.f	Hundred Only)	Only)		Name of Contact person & number			i256 (mahesh.bangera@arcil.co.in) Karthi iyaraj@arcil.co.in)			<u> </u>	(warcii.co.iii)	T	
Description of the Un Block Name "A3" a t., out of the total land Mahindra World City, which the apartment	nit agreed to be lease Imeasuring about 416 Id arca 25557sq. ft., b Chengalpattu Taluk & building block is const	ed to the LES Ssq.ft. of Carpeing part of the within the Suructed. Villag	operty owned by Chellathirupathi Rasai SEE: All that piece and parcel of residen et Area, corresponding to 482sq. ft. ofbuilt es Schedule "A" Property, in which the Api to-Registration District of Chengalpattu, R e: Paranur Survey Numbers: 103/1 (par	atial apartment p -up area, correst artment Building Registration Dist rt), 103/2A (part	sponding to 59 g Block is corrict of Kanche), 103/2B, 103	95sq. ft. of saleable are estructed only through epuram as shown in 0 8/2C, 103/3A & 103/4 o	ea together with und the Developer and Green Colour in the of Paranur Village. I	divided share of la I situated in Para I layout plan. Deta Extent in Sq.ft:	and of 107 sq nur Village ir ails of land or 25557 Sq. Ft	Guarantor/s / Mortgager/s 9. Mr. M Venkata Ganesh	LAN No. & Selling Bank 403DLPFI567214, 403DLPFI566130 Bajaj Finance	Trust Name Arcil-Retai Loan Portfolio-	Outstanding amount as per SARFAESI Notice dated Rs.1,84,90,291,96/- (Indian Rupees One Crore Eighty Four Lakh Ninety Thousand Two Hundred Ninety One		Inspection	and Area	Earnest Money Deposit (EMD) Rs.5,80,000/- (Rupees Five Lakhs eighty		Date & Time of E-Auction On 25.03.2025 03.00 PM
part), 103/3B(part) of	Paranur Village On th		ge On the East: 103/3A (Part), 103/4 (Part art) & 103/2A (part) of Paranur Village					'B (part), 103/2C ((part), 103/3 <i>P</i>		Limited (BFL)	042-D- Trust	and Ninety Six Paisa) as on 05.02.2025 + further Interest thereon + Legal Expenses	26.04.2024	!		Thousand Only)	Lakhs Only)	
Pending Litigations known to ARCIL Nil Encumbrances/Dues known to ARCIL Nil				in the building known 100 FeetRoad, Vijay Velachery Taluk (forn Land Comprised in Si Chennai South and t Chennai 600 042, cor District, measuring ar	as "KG Towers", situa a Nagar North Extensin nerly Mambalam-Guin urvey No.383/3 South he Sub-Registration D mprised in Survey No. 3 n extent of 9570 sq.ft., c	ted at Plot No on, Velachery dy Taluk), Ch by : Approve district of Vela 375/1, Patta Nor thereabouts	operty owned by M VENKATA GANESH- .30A, together with a 300 sq.ft., undivided . Chennai600 042, comprised in Survey Ni ennai District, measuring an extent of 6415 It Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and par to 6151, as per Patta Survey No.375/3, sitts the land being bounded on the: North by	share, being a o. 383 (part), Pa 5 sq.ft., or there Land Compris cel of the vacar uated at No. 137 v: Land Compri	ggregate of: 11 atta No.7327, eabouts out of sed in Survey ont land bearing 7, Velachery Vised in Survey	FEM 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 : La	nd parcel of the vac 5.383/3, situated at outs, the land bein 880/6. Situated wit Road, Vijaya Nag aluk (formerly Mam and Comprised in S	cant land bearing tNo.137, Velacher g bounded on the thin the Registrati gar North Extension abalam-Guindy Ta Survey No.371/1 E	Plot No.30-A, ery Village now ne: North by: tion District of on, Velachery, aluk), Chennai East by:						
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	or thereabouts, the la Lands comprised in S Situated within the Re	and being bounded on t durvey No.379. And in a egistration District of Ch	the North by: Ill admeasurir	mprised in Survey Nos.376 & 374. And Sun- ands comprised in Survey No.380/2 Part, ig an extent of 12614 sq.ft., or thererabouts and the Sub-Registration District of Velache	, South by: Land Item Nos.I & II ery	ds comprised in all totally ad	in Survey Nos.375/3, 3 measuring an extent of	383 Part 371/2, Ea 19029 sq.ft., or the	astby: 150 Feet R	
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 Paisa 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 – 393 sq.ft FF RCC Roof - 711 Sq.ft		Nine lakh	On 07/03/2025 & 01.00 PM	Demand Draft to be RTGS details	ission of Bid for Auc made in name of: ACCOUNT NA Branch Addres	ME : ARCIL	On or before 24-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT	e column Polyst A/C No:	id Increment ayable at Cho : 5750000073 ER PAREL-400	ennai 0812 Maintained wit 0013	As mentione th : HDFC bank	ed in the BID doo	
All that piece and par	cel of a Residential FI	at, with the bu	HEDULE 'A' PROPERTY iiltup area of 711 Square Feet, bearing Fla				as "Sri Anantha Pa	admanabha Swa		Name of Contact person & number			i256 (mahesh.bangera@arcil.co.in) Karthi ıyaraj@arcil.co.in)	ikeyan Jayavel	I – 984141525	52 (karthikeyan.jayavel	@arcil.co.in)		
connections to be enj as per Patta No.5173 otal of Land is being t	oyed in common with to comprised in Survey ounded on the North	the owners of No.406/270 of by Plot No. 1	of the total extent of Land measuring 275 the other Flats in the Premise, bearing Plot fokkiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, Wagarai and Registration District of South Che	tNo.55A, "Mang under the lay of West by Plot No	jalambikai Na it approved vi	gar" comprised in P.S.	No 406/3-R then I	R S No 406/3R3	nrecently and	Sr. Borrower/ No Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Inspection	and Area	Earnest Money Deposit (EMD)	Reserve Price	E-Auction
Pending Litigations Last Date for subm Demand Draft to be RTGS details	ssion of Bid for Aud made in name of:		NiI On or before 06-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU	e column Pa	d Increment yable at Che	ennai	As mentioned	d in the BID doc		10. Mr. Lakshminarayanan R	L&T Financial Services	Arcil- Retail- Loan Portfolio 58-B-Trust		Possession On 31.07.2024	2025	CON 900	Only)	(Rupees Ninety Three Lakh Fifty Thousand Only)	24.03.2025 03:30 PM
Name of Contact	Mahesh Bange	ra – 9004173	MILLS COMPOUND, SENAPATI BAPAT i256 (mahesh.bangera@arcil.co.in) Karthi iyaraj@arcil.co.in)	,			@arcil.co.in)			Nagar 2nd Street in c	old S. no.284/1, T.S. no	.37, Balaji Na	roperty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bou and Sub Registration District of Pallavaram	nded on: Nor					
Name of the Borrower/			Outstanding amount	Possession		Type of			Date &	Pending Litigations Last Date for subm	known to ARCIL ission of Bid for Auc	tion	Nil On or before 21-03-2025 befo			s/Dues known to ARG amount:	_	ed in the BID doo	cument
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		Demand Draft to be RTGS details	ACCOUNT NA		As mentioned in the Trust Nametail Loan Portfolio-058-B-Trust A/C N	o : 575000004	39586 Main		FSC Code : HDF	C0000542 Bran	ch Address :
4. Mr. Harish Nair	19797600000046 FEDERAL BANK	Arcil-Retail Loan	Two Crore Fifty Five lakh Eighty Nine			4111 (Ground floor-	(Rupees	Rs. 1,56,00,000/-	On 07/03/2025	Name of Contact person & number	Mahesh Bange	ra – 9004173	STOWERS, NARIMAN POINT, MUMBAI 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in)			52 (karthikeyan.jayavel	@arcil.co.in)		
Description of the S	oursed Asset being a	Portfolio- 029-B- Trust	Thousand Eight Hundred Seven and Sixteen Palsa Only) as on 05.02.2025 + further Interest thereon + Legal Expenses		2025	248 sq.mtr First Floor-134.48 sq.mt)	Fifteen Lakh Sixty Thousand Only)	(Rupees One crore Fifty six Lakh Only)	04:00 PM	Name of the Borrower/ No Co-Borrower/s / Guarantor/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
S.NO Extent 1 24 1/2 cents 2 8 cent	Survey No.117 (o Old Survey	· · · · · · · · · · · · · · · · · · ·	es within Bound B Boundaries a	aries here un s per Location	on Certificate East : P	d. Sale Deed No. 6 Property of Renuka	6699 of 1995 And		Mortgager/s 11. Mr. Jayachandran S	4030HL42797754 Bajaj Finance Ltd	Arcil-Retai Loan Portfolio- 042-C-	Rs.1,65,01,504.40/- (Indian Rupees One Crore Sixty Five Lakh One Thousand Five Hundred Four and Forty Paisa Only) as on 05.02.2025 +further	Physical Possession On 17.02.2023	March 2025	Land 4400 Sqft Cor 1080 Sqft	Rs.6,19,000/- (Rupees Six Lakh Nineteen Thousand	Rs.61,90,000/- (Rupees Sixty One Lakh Ninety	On 24.03.2025 04:00 PM
Pending Litigations	known to ARCIL		Extent of item No 1 and	2 as per Posse	ssion Certifica					Description of the S	secured Asset being a	Trust	Interest thereon + Legal Expenses reperty owned by JAYACHANDRANS-A			canthousing site bearing	Only)	Thousand Only)	,
	ssion of Bid for Aud	tion	On or before 06-03-2025 befo As mentioned in the Trust Name				As mentioned	d in the BID doc	ument	which includes two	fully constructed 2 BH	K Row Hou	36 measuring to an extent. of 1600 Sq.Ft. ses with builtup area of 1080 Sq.Ft., cold on the Plot No. 32 bounded on the: N	mprised in S.N	Nos. 518/1, 5	18/2, 518/3 & 518/7, i	in Sundara Anjan	eyar Nagar, Katta	arampakkam,
RTGS details			tail Loan Portfolio-029-B-Trust A/C No ND BRANCH, SENAPATI BAPAT MARG,				IFSC Code : HDF	-C0000542 Brar	nch Address	No.33 bounded on t East by: 30 Feet Roa	he: North by: Plot Nad West by: Plot Nos. 3	o.34 South b 32 &t 33 Feet	y: Plot No.32 East by: Plot No.36 West b Road <u>Plot No.37 bounded on the:</u> North	by : 23 Feet Ro. by : Plot No.36	ad Plot No.36	bounded on the: No	orth by: Plot Nos	34 & 35 South by	: Plot Nos 37
Name of Contact person & number			i256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in)	ikeyan Jayavel	- 984141525	2 (karthikeyan.jayavel	@arcil.co.in)			Pending Litigations	known to ARCIL		n and Sub Registration District of Sriperumb	E		s/Dues known to ARG		d in the BIE	
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	Demand Draft to be RTGS details	ACCOUNT NA	ME: ARCIL-I	On or before 21-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO 042 C TRUST COMPOUND, SENAPATI BAPAT MARG,	e column P	ayable at Cho 00000415314	ennai		ed in the BID doc	
5. Mr. Ulaganathan D	Shriram Housing Finance Limited	Arcil-Retail Loan Portfolio	Crore Three Lakh Fifty Seven Thousand Five Hundred Eighty and Ninety Six	Possession On	04 & 12 of March 2025	UDS 430.00 Sqft and Const 913.00 Sqft	Rs.4,50,000/- (Rupees Four Lakhs Fifty	Rs.45,00,000/- (Rupees Forty Five Lakhs		Name of Contact person & number Name of the			256 (mahesh.bangera@arcil.co.in) Karthi ıyaraj@arcil.co.in) T	ikeyan Jayavel	I – 984141525	52 (karthikeyan.jayavel	@arcil.co.in)		
			Paisa Only) as on 09/12/2024 + further Interest thereon + Legal Expenses operty owned by ULAGANATHAN D		mmon rights	and henefits together	Thousand Only)	Only Only)	nd out of 2444	Sr. Borrower/ No Co-Borrower/s / Guarantor/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
Sq.Ft., in door no.1 E <u>Sounded on</u> the Nor he Northern side: 4 Situated within the Su	urma Tamilar Colony th by: Burma Tamilar 2 Feet East to West o b-Registration District	, 2nd Street, Colony, 2nd S n the Souterr	nr, having built up area measuring 913 Sq. Fi Thalakancheri, Comrpised in Survey No1: treet, South by : Mr. Rangan's House and a side:51 Feet North to South on the East d Registration District of South	26,situated at 1 Ground East by stern side: 54F	halakancher Road, Westeet North to	/ Village, Tambaram T t by: Mr.Durairaj Hous South on the Western	aluk, Kanceepuran e and Ground <u>Adn</u> n side: 51 Feet	m District and bou	unded on the		CHNHL17000361 / CHNHL17000362 L&T Financial Services	Arcil- Retail- Loan Portfolio 58-B-Trust	Rs.3,01,33,436.26/- (Indian Rupees Three Crore One Lakh Thirty Three Thousand Four Hundred Thirty Six and Twenty Six Paisa Only) as on 05.02.2025 +further Interest thereon + Legal Expenses	Possession On	2025	Land 12447 sqft	Rs.9,00,000/- (Rupees Nine Lakhs Only)	Rs.90,00,000/- (Rupees Ninety Lakhs Only)	24.03.2025
Pending Litigations Last Date for subm Demand Draft to be RTGS details	ssion of Bid for Aumade in name of:		Nil On or before 14-03-2025 befo As mentioned in the Trust Name	e column Pa	d Increment yable at Che	ennai	As mentioned	d in the BID doc		bearing Survey No. 2 Thiruvallur Taluk, Thir	236/5B and Plot No.10 ruvallur District, or there	auctioned: F 9 measuring eabouts as pa	roperty owned by PADMAPRIYA M-All to an extent of 6595 Square Feet, bearing at 65 School Scho	g Survey No. 2 DTCP in appro	36/58 in all mo	easuring 12447 Squar o.12/2009 Vide Letter N	e Feet, Situated a Na.Ka.No.21581/2	t No.101 Nayapa 2008 LA2 dated 09	kkam Village, 9.03.2009 and
Name of Contact	GROUND FLOOR, EXPRESS TOWERS, NARIMAN POINT, MUMBAI, MAHARASHTRA 400021 The of Contact Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in)						Land South by: 50 fe	eet road East by : Vaca d. Totally Plot No's 108	int Land Wes	suring there about 12447 Sq.ft	o. 109 being b	ounded on th		and South by: 50					

Pending Litigations known to ARCIL

Demand Draft to be made in name of:

any error, misstatement or omission.

RTGS details

Name of Contact

person & number

Date: 20-02-2025

erms and Conditions

Date &

Time of

25.03.2025

4.00PM

Reserve Price

Rs.16.00.000

(Rupees

Sixteen Lakh

Only)

As mentioned in the BID document

Deposit (EMD)

Rs.1.60.000/-

(Rupees One

Lakh Sixty Thousand

Only)

Last Date for submission of Bid for Auction

Encumbrances/Dues known to ARCIL Nil

On or before 21-03-2025 before 5.00 pm Bid Increment amount

ACCOUNT NAME : Arcil-Retail Loan Portfolio-058-B-Trust | A/C No : 57500000439586 | Maintained with HDFC | IFSC Code : HDFC0000542 | Branch Address

The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.inand as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein

4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on purchase consideration, stamp duty, registration fees, etc. that is required to be paid to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.

5. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL

The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for

The Borrower/Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the

holding of the above-mentioned auction sale.

In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act

Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in)

GROUND FLOOR, EXPRESS TOWERS, NARIMAN POINT, MUMBAI, MAHARASHTRA400021

The Authorised Officer ("AO")/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc

At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice

Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)

shall not be responsible in any way for any third-party claims/rights/dues.

As mentioned in the BID document

Sd/- Authorized Officer

Asset Reconstruction Company (India) Ltd.

Sr. No		LAN No. & Selling Bank	Trust Name		Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of		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	One C Thousa and	3,61,849.51/- (Indian Rupees rore Thirteen Lakh Sixty One and Eight Hundred Forty Nine Fifty One Paisa Only) as on 225 +further Interest thereon + Legal Expenses	Physica Possessi On 08.11.202	on Marc	h	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 land measuring 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/IAIA5, 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, <u>Linear measurements for an extent of 2400 Sq Ft</u> : 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. Within the Registration District of Chennai North and Sub Registration District of Ponneri.												
Pe	ending Litigations	known to ARCIL			Nil		Encumbrar	nces	/Dues known to ARC	IL Nil		
La	st Date for submi	ssion of Bid for Auct	ion		On or before 21-03-2025 befor	e 5.00 pm	Bid Increm	ent a	amount:	As mentioned	in the BID docu	ıment
De	emand Draft to be	made in name of:			As mentioned in the Trust Name	column	Payable at	Che	nnai			
R	ΓGS 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									
	ame of Contact erson & number		lahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) ijayaraj -9551714945 –(vijayaraj@arcil.co.in)									



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.042.C.Trust set up in respect of financial assistance pertaining to JAYACHANDRAN S.

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 - 12.12.2019 under section 13(2) of the Securitisation Act calling upon the Borrower (JAYACHANDRAN S) to pay the secured debet of of Rs. 16501504.40(Indian Rupees One Crore Sixty Five Lakh One Thousand Five Hundred Four and Forty 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 12.12.2019, 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 – JAYACHANDRAN S Description and full particulars of the Secured Assets

Sr.	Description of the mortgaged property/ties	Reserve	Earnest Money
No		Price	Deposit(EMD)
		(Rs.)	
1	All that piece and parcel of vacant housing site	Rs.61,90,000	Rs. 6,19,000/-
	bearing Plot No.32 measuring to an extent of 600	/-	(Indian Rupees.
	Sq.Ft ,Plot No.33 measuring to an extent of 600 Sq.Ft,	(Indian	Six Lakh Nineteen
	Plot No.36 measuring to an extent. of 1600 Sq.Ft. and	Rupees.	Thousand Only
	Plot No, 37 measuring to an extent of 1600 Sq.Ft.,	Sixty One	Only)
	totally measuring to an extent of 4400 Sq.Ft., which	Lakh Ninety	
	includes two fully constructed 2 BHK Row Houses	Thousand	
	with builtup area of 1080 Sq.Ft., comprised in S.Nos.	OnlyOnly)	



		Premier ARC	
518/1, 518/2, 518/3 & 518/7,in Sundara Anjaneyar			
Nagar, Kattarampakkam, Sriperumbudur Taluk,			
Kanchipuram District and			
Bounded on the			
Plot No. 32 bounded on the			
North by: Plot No. 33			
South by : Plot No.31			
East by: Plot No.36 &t 37			
West b :23 Feet Road			
Plot No.33 bounded on the			
North by :Plot No.34			
South by :Plot No.32			
East by :Plot No.36			
West by :23 Feet Road			
Plot No.36 bounded on the			
North by: Plot Nos 34 & 35			
South by: Plot Nos 37			
East by: 30 Feet Road			
West by: Plot Nos. 32 &t 33 Feet Road			
Plot No.37 bounded on the			
North by : Plot No.36			
South by : Plot No.38			
East by : Plot No. 30 Feet Road			
West by : Plot Nos.30,31,32			
Situated within the Registration District of			
Chengalpattu and Sub Registration District			
ofSriperumbedur .			
TOTAL	Rs.61,90,000	Rs. 6,19,000/-	
	/-	(Indian Rupees.	
	(Indian	Six Lakh Ninete	en
	Rupees.	Thousand Only	
	Sixty One	Only)	
	Lakh Ninety		
	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	From 20.02.2025 to 21.03.2025 before 5.00pm from 10 am to 5
	OF INVITATION AND	pm <mark>24.03.2025</mark> before <mark>4.00PM</mark>
	SALE from Arcil office	
2	Site visits	On 07 & 14 of March 2025 from 10 am to 5 pm
3	Submission of the Offer	From 20.02.2025 to 21.03.2025 before 5.00pm from 10 am to 5
	along with the EMD	pm
4	Date and time of	On 24.03.2025 before 4.00PM
	opening of the Offer	
5	Venue for opening of	CHENNAI
	Offer	



Sr. No.	Activity	Indicative Date	
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:

NIII

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.042.C.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 "JAYACHANDRAN S" 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 4.00PM. 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.042.C.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 <a href="https://doi.org/10.25/1



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 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 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 4.00PM 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
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/ RTGSin favour of "Arcil.Retail Loan Portfolio.042.C.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 Sucessful 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 suceesful 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	JAYACHANDRAN S
		Secured Assets as mentioned in the 'Document for Terms of
2	Description of the	Invitation and Sale' under reference no.Arcil/Retail/Chennai/FY-
	properties	2024-25and dated 24.03.2025 , issued by Arcil.
	Name and address of the	
3	Offeror	
3	(In case of company/firm	
	please give names of	
	Directors/Partners)	
4	Identification Proof	PANCARD/Passport/VoterID Card/Driving License etc.
	enclosed (self-attested)	TANCAND/Tassport/Votend Card/Diffing License etc.
5	Lot No:	
6	Offer amount*	D.
		Rs
		(Rupees
)
7	Details of Earnest Money	, and the second
,	Deposit (EMD)	Draft No :
	Deposit (LIVID)	Dated :
		Drawn on :
		Payable at :
8	Signature(s)	1 ayano at
0	Oignature(3)	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 JAYACHANDRAN S 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.042.C.Trust set up in respect of the Secured Assets pertaining to MR.JAYACHANDRAN S", 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 Offero 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	:	

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

Mobile No.



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.042.C.Trust]set up in respect of financial assistance pertaining JAYACHANDRAN S.

- 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.JAYACHANDRAN S.
- B. Whereas the Authorized Officer of Arcilconfirmed offer on behalf of Arcil in favour

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

- 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.

oigned and delivered by: Purchaser	
Address:	
Retain as applicable	_

Commented [AN1]: To retain as applicable



_		
	20	•
ГΙ	au	σ.

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, 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. $[\bullet]$ (Rupees $[\bullet]$ only) secured in favour of Arcilby $[\bullet]$ ("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]. The 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



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

All that piece and parcel of vacant housing site bearing Plot No.32 measuring to an extent of 600 Sq.Ft, Plot No.33 measuring to an extent of 600 Sq.Ft, Plot No.36 measuring to an extent. of 1600 Sq.Ft. and Plot No, 37 measuring to an extent of 1600 Sq.Ft., totally measuring to an extent of 4400 Sq.Ft., which includes two fully constructed 2 BHK Row Houses with builtup area of 1080 Sq.Ft., comprised in S.Nos. 518/1, 518/2, 518/3 & 518/7, in Sundara Anjaneyar Nagar, Kattarampakkam, Sriperumbudur Taluk,

Kanchipuram District and

Bounded on the

Plot No. 32 bounded on the

North by: Plot No. 33 South by: Plot No.31 East by: Plot No.36 &t 37 West b: 23 Feet Road Plot No.33 bounded on the North by: Plot No.34 South by: Plot No.32

East by ':Plot No.36 West by :23 Feet Road Plot No.36 bounded on the North by : Plot Nos 34 & 35 South by: Plot Nos 37 East by: 30 Feet Road

West by: Plot Nos. 32 &t 33 Feet Road

Plot No.37 bounded on the North by : Plot No.36 South by : Plot No.38

East by : Plot No. 30 Feet Road West by : Plot Nos. 30,31,32

Situated within the Registration District of Chengalpattu and Sub Registration District

of Sriperumbedur .



		Premier ARC	
Name of the Borrower		MRS. Borrower Name	
		Plot No.32,33,36&37, Sundara	
		Anjaneyar Nagar,	
		S.No.518/1,2,3&7,Kattrambakk	
Address and description of		am A Village, Chengalpattu-	
Property		602109	
City		CHENNAI	
State		TAMILNADU	
		-	
		-	
		-	
Description of Property		Residential	
Nature of Property			
(Plot/Flat, etc.)		Residential	
		Land Area 4400 sqft and	
Area of Property(in sq. feet)		Construction 1080Sqft	
UOM		-	
Age of Building (In Years)		10 YRS	
	No. of Room	2	
	No. of Bathroom	2	
Specification of Property	No. of Balcony	NA	
Specification of Freporty	Boundary wall (if	101	
	available)	NIL	
	Lift	NA	
	Club House	NIL	
	Gymnasium	_	
Amenities available	Park	_	
Floor	Turk	_	
No. of floor in Building		NIL	
140. Of floor in Building	Hospital	10Kms GH	
	School	3Kms Govt School	
	CCTIOOI	500Mts Near to Kattrambakkam	
	Bus stop	Bus stop	
	200 010 P	17Kms from Tambaram railway	
	Main Road	station	
Distance from Key	Market/Shopping		
facilities(In Kms)	Complex	-	
,	Society Maintenance		
	dues	NIL	
Encumbrances Known to	Municipal Dues	NIL	
Arcil	Any other Dues	NIL	
L		1	





ENTRANCE VIEW

PROPERTY VIEW 1





PROPERTY VIEW 2

ADJACENT & STREET NAME DEMARCATION VIEW





PROPERTY VIEW 3

ROAD VIEW