

Address and description of Property Comprised on Old S No. 76/6D1, new S No 75/31, Flat in First Floor Block B, Plot No 48 Godhavari Nagar Ayyanchery Village ChengalpetTaluk, Kanchipuram District. City CHENNAI State TAMILNADU Description of Property Flat Nature of Property (Plot/Flat, etc.) Flat Area of Property(in sq. feet) Document - 1050 sqft UOM - Age of Building (In Years) 9 YRS Specification of Property No. of Room 2 No. of Balcony NA Amenities available Flit Proor No. of Balcony NA Specification in Building Park - No. of floor in Building NIL Gymnasium Amenities available Park - Floor - - No. of floor in Building NIL Gymnasium Hospital 6.00 Kms GH 1.40 Km Government Higf school granur Bus stop 2.1 Km Urapakkam Bus stop Stop	Name of the Borrower		Mrs Kokila S
Address and description of Property 76/6D1, and 75/6D2, New S No 75/31, Flat in First Floor Block B, Plot No 48 Godhavari Nagar Ayyanchery Village ChengalpetTaluk, Kanchipuram District. City CHENNAI State - Description of Property Flat Nature of Property (Plot/Flat, etc.) - Age of Building (In Years) 9 YRS Specification of Property No. of Room Age of Building (In Years) 9 YRS No. of Bathroom 2 Specification of Property No. of Balcony NA Gymnasium Arean of floor in Building NIL Lift NA Gymnasium - Floor - No. of floor in Building NIL Hospital 6.00 Kms GH Judy Kam Bus stop 3top School 2.1 Km Urapakkam Bus School 2.1 Km Urapakkam Bus Scolety Maintenance			
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Address and description of Property Block B, Plot No 48 Godhavari Nagar Ayyanchery Village ChengalpetTaluk, Kanchipuram District. City CHENNAI State TAMILNADU			
Address and description of PropertyGodhavari AyyancheryNagar AyyancheryCityChengalpetTaluk, Kanchipuram District.CityCHENNAIStateTAMILNADUDescription of PropertyFlatNature of Property (Plot/Flat, etc.)FLATArea of Property(in sq. feet)Document - 1050 sqftUOM-Age of Building (In Years)9 YRSSpecification of PropertyNo. of RoomSpecification of PropertyNo. of BalconyNAGundary wall (if available)Amenities availableParkFloor-No. of floor in BuildingNILHospital6.00 Kms GHSchoolschool ParanurSchoolschool ParanurSchoolschool ParanurState1.7Kms)ComplexComplex-ScietyMaintenance			
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Bus stop stop Bus stop 1.7 Main Road Railway Station Distance from Key facilities(In Kms) Market/Shopping Complex - Society Maintenance		School	school Paranur
Distance from Key facilities(In Kms) Main Road 1.7 Kms Urapakkam Main Road Railway Station Main Road Complex - Society Maintenance			2.1 Km Urapakkam Bus
Main Road Railway Station Distance from Key facilities(In Kms) Market/Shopping Complex - Society Maintenance		Bus stop	stop
Main Road Railway Station Distance from Key facilities(In Kms) Market/Shopping Complex - Society Maintenance			1.7 Kms Urapakkam
Kms) Complex - Society Maintenance		Main Road	-
Kms) Complex - Society Maintenance	Distance from Key facilities(In	Market/Shopping	
Society Maintenance	-		-
		•	
			NIL
Encumbrances Known to Municipal Dues NIL	Encumbrances Known to	Municipal Dues	NIL
Arcil Any other Dues NIL	Arcil		NIL





Arcil	Acting in its capac Arcil office: The Ru	ity as Truste uby, 10th flo	on Company(India) Ltd., ee 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.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 ASSETS ANI	7. Mr. S	HHOMMIN00041692	Arcil-	Rs.1,13,61,849.51/- (Indian Rupees	Physical	07 & 14 of	Land 2400 Sq.ft	Rs.4,02,500/-	Rs.40,25,000/-	On
Notice is hereby give Reconstruction Comp sold on "As is where is	en to the public in gene pany (India) Limited, ac s", "As is what is", "Wha	eral and to the cting in its cap atever there is"	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 onl ization and Reconstruction of Financial As	(s), in particula CIL") (pursuan ine e-auction, fo	that the bel to the assign recovery of o	ow described immoval ment of financial asset outstanding dues of tog	ble property/ies m vide registered A ether with further i	ssignment Agreements), will b nterest, charges and costs etc	e	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 +	Possession On 08.11.2024		Constructed 1454 Sq.ft GF-772 Sqft 252 Sqft Mcc+520 Sqft Rcc) FF-682	Four Lakh Two Thousand Five	(Rupees Forty Lakh Twenty Five Thousand	24.03.2025 04:30 PM
	nt) Rules, 2002 ("Rules"		Ization and Reconstruction of Financial As	sets and Emore	ementor Sec	curity interestact, 2002	(Act) read with	Ruleso, o and 9 of the Securi		a contract A contract to ing a		Legal Expenses	that piece and		Sqft	ring on outont of 24(Only)	ruith huilding
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	bearing Plot No 23 s	situated at Old No 50, N rth By 20 Feet Road, So on the Southern Side :	New No 138, N outh By Plot N	operty owned by S DHANALAKSHMI- A /.R.B. Nagar, Minjur Village, Ponneri Talu to 9, East By Plot No 22, and West By Plot n to South on the Eastern Side : 60 Feet,	k, Chengalpattu No 24, <u>Linear r</u>	u MGR Taluk, (measurements	Comprised in Old Sur ts for an extent of 240	rvey No 339/1A, Ne <u>20 Sq Ft:</u> East to We	w Survey No 33 est on the North	39/IAIA5, and 1 ern Side : 40
1. Mr. J Ganesan	403ZCT88632674 403ZCP88636192	Arcil-Retail Loan	Rs.43,12,446.97/- (Indian Rupees Forty-Three Lakhs Twelve Thousand		21 & 28 of February	UDS 448 Sq.ft AND CONS 703 Sq.ft	Rs. 2,25,800/- (Rupees Two	Rs. 22,58,000/- (Rupees 07/03/2025	Pending Litigation		tion	Nil On or before 21-03-2025 befo			/Dues known to ARC amount:	CIL Nil As mentioned	in the BID doc	ument
	Bajaj Housing Finance Limited	Portfolio 042-E Trust		On 08.08.2023	2025		Lakhs Twenty- Five Thousand		Demand Draft to be	e made in name of:		As mentioned in the Trust Name	e column Pa	yable at Cher	nnai			
	(BHFL)		further Interest thereon + Legal Expenses				Eight Hundred Only)	Eight Thousand Only)	RTGS details			BPS-022-IV TRUST A/C No : 05420350 S, NARIMAN POINT, MUMBAI, MAHARA			DFC bank IFSC Cod	e:HDFC0000291	3ranch Addres	s:GROUND
Situated at Jothi Nag	gar and Comprised in	Old Survey No	roperty owned by J GANESAN - SCHEE .797 and799/6C, New Survey No.799/6C	3,T.S.No.50/2, E	lock No.133,	Ward D ofNo. 16, Thir	umullaivoyal Villa	ge, Ambattur Taluk, Thiruvallu	Name of Contact			256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in)	keyan Jayavel -	- 9841415252	! (karthikeyan.jayavel	@arcil.co.in)		
			ngs to Mr.Selavel Naicker South by : Pre : Eastto Weston the Northern side: 31.						Name of the				P		The			D. ()
North to South on the SCHEDULE - "B : Pr	he Western side : 73.5 roportionate undivided	feet And lying share of land 4	within the Registration District of Chennai I 148 Sq. ft. [Including Car Parking] outof the nt Measuring 703 Sq. ft. in Ground /FirstFlo	North, Sub Regis otal land measu	tration Distric	ct of Ambattur and withir ft., more particularly de	the Limits of Avad scribed in Schedu	di Municipality. le "A' hereinabove.	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	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Pending Litigation		ation	Nil On or before 06-03-2025 befo			/Dues known to ARC		d in the BID document	8. Mr. Kokila S	HHOMCHE00054119 Development	Arcil- SBPS-022-	Rs.1,78,59,901.44/- (Indian Rupees One Crore Seventy Eight Lakh Fifty	Physical Possession	07 & 14 of March	LAND: 1050 Sqft SBUA:855 Sqft	Rs.4,36,000/- (Rupees	Rs.43,60,000/- (Rupees	On 25.03.2025
Demand Draft to be	nission of Bid for Aud e made in name of:	cuon	As mentioned in the Trust Name		able at Che		As mentione	a in the BID document		Credit Bank Ltd	IV-Trust	Nine Thousand Nine Hundred One and Forty Four Paisa Only) as on	On 15.03.2024	2025	0007.000 041	Four Lakh Thirty Six	Forty Three Lakh Sixty	03:30 PM
RTGS details			RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT				: HDFC bank	FSC Code : HDFC0000542				05.02.2025 +further Interest thereon + Legal Expenses	13.03.2024			Thousand Only)	Thousand Only)	
Name of Contact	Mahesh Bange	era – 9004173	256 (mahesh.bangera@arcil.co.in) Karthi				@arcil.co.in)					perty owned by KOKILAS - All the piece				easuring an extent o	f 885 Sqft(includ	
person & number	Vijayaraj -9551	1714945 –(vija	yaraj@arcil.co.in)	1				1 1	Plot No 48, Situated	l at Godhavari Nagar, A	Ayyancherry,	er head tank etc with the right to construct of Comprised in old Survey No 76/6D1, and	75/6D2, New s	survey no 75/3	31 of Ayyancherry Vill	llage, Chengalpattu	Taluk,Kanchipur	ram Dist and
Sr. Co-Borrower/	LAN No. &	Trust	Outstanding amount as per SARFAESI	Possession	Date of	Type of	Earnest Money	Date & Reserve Price Time of	bounded on the East Feet South by : 35 fe		Vest by : Plot	No.47 South by: Plot No.50 North by: 2	3 FeetRoad Li	near Measure	ments for an extent	of 2100Sqft East b	y: 60 Feet and	West by : 60
No Guarantor/s / Mortgager/s	' Selling Bank	Name	Notice dated	type and date	Inspection	Property and Area	Deposit (EMD)	E-Auction	Pending Litigation			Nil			/Dues known to ARC			
2. Mr. Chellathirupath	H31BHLD0088169 hi H31BHLT0095089/		Rs.44,33,036.05 (Indian Rupees Forty Four Lakhs Thirty-Three Thousand		21 & 28 of	416 Sq.ft of Carpet	Rs. 1,67,400/- (Rupees One	Rs. 16,74,000/- On (Rupees 07/03/2025	Last Date for subm	hission of Bid for Auc e made in name of:	tion	On or before 24-03-2025 before As mentioned in the Trust Name		d Increment a avable at Cher		As mentioned	in the BID doc	ument
Rasaiya	H31BVPL0094759	Portfolio	Thirty-six and five Paisa Only) as on	Possession On	February 2025	area, corresponding to 482 sq.ft of built up	Lakhs Sixty-	Sixteen Lakhs 12.30 PM	RTGS details	ACCOUNT NA		BPS-022-IV TRUST A/C No : 05420350	002070 Mainta	ained with : HI		le : HDFC0000291	Branch Addres	s : GROUND
	Bajaj Housing Finance Limited	042-E Trust	09-12-2024 + further Interest thereon + Legal Expenses	08.08.2023		area, Corresponding to 595 Sq.ft of	Seven Thousand Four		Name of Contact	,		S, NARIMAN POINT, MUMBAI, MAHARA 256 (mahesh.bangera@arcil.co.in) Karthi			2 (karthikeyan.jayavel	@arcil.co.in)		
	(BHFL)					saleable together with undivide Share	Hundred Only)	Only)	person & number			yaraj@arcil.co.in)						
Description of the S	Secured Asset being a	auctioned: Pro	pperty owned by Chellathirupathi Rasai	/a		of land of 107sq.f			Name of the Sr. Borrower/	LAN No. &	Trust	Outstanding amount	Possession	Date of	Type of	Earnest Money	December Daise	Date &
Description of the L	Unit agreed to be lease	ed to the LES	SEE : All that piece and parcel of residen et Area, corresponding to 482sg. ft. of built	tial apartment p					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 la	nd arca 25557sq. ft., b	eing part of th	e Schedule "A" Property, in which the Apa b-Registration District of Chengalpattu, R	artment Building	Block is con	structed only through t	he Developer and	l situated in Paranur Village ir		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	t building block is const	tructed. Villag	e : Paranur Survey Numbers : 103/1 (par ge On the East: 103/3A (Part), 103/4 (Part	t), 103/2A (part)	103/2B, 103	/2C, 103/3A & 103/4 of	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
			art) & 103/2A (part) of Paranur Village	ra 105/56 (part)		inage on the south. It	15/2A (part), 105/2			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 Litigation	is known to ARCIL nission of Bid for Aud	ation	Nil On or before 06-03-2025 befo			/Dues known to ARC		d in the BID document			uctioned: Pro	perty owned by M VENKATA GANESH-				nmon areas), bearing		
Demand Draft to be		cuon	As mentioned in the Trust Name		able at Che		As mentione	a in the BID document	100 FeetRoad, Vijay	a Nagar North Extension	on, Velachery,	30A, together with a 300 sq.ft., undivided Chennai 600 042, comprised in Survey No	. 383 (part), Pa	atta No.7327, as	sper Patta Survey No.	o.383/3, situated at N	o.137, Velacher	ry Village now
RTGS details			RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT				: HDFC bank I	FSC Code : HDFC0000542	Land Comprised in S	urvey No.383/3 South	by: Approved	nnai District, measuring an extent of 6415 Layout East by: 150 Feet Road West by:	Land Comprise	ed in Survey N	Nos.375/2 380/3 86 3	380/6. Situated withi	in the Registration	ion District of
Name of Contact	Mahesh Bange	era – 9004173	256 (mahesh.bangera@arcil.co.in) Karthi	., .			@arcil.co.in)		Chennai 600 042, co	mprised in Survey No. 3	375/1, Patta N	chery. ITEM NO.2 : All that piece and parco o.6151, as per Patta Survey No.375/3, situ	ated at No.137,	, Velachery Villa	lage now Velachery Ta	aluk (formerly Mamba	alam-Guindy Tal	luk), Chenna
person & number	Vijayaraj -9551	1714945 –(vija	yaraj@arcil.co.in)	1				1	Lands Comprised in	Survey No.381/1 West	by: Land Con	the land being bounded on the: North by prised in Survey Nos.376 & 374. And Surv	ey No.380/2 (pa	art), Patta No.6	6151, as per Patta Sur	rvey No.380/3, meas	suring an extent of	of 3044 sq.ft.
Sr. Co-Borrower/	LAN No. &	Trust	Outstanding amount as per SARFAESI	Possession type and	Date of	Type of Property	Earnest Money	Reserve Price Date &	Lands comprised in S	Survey No.379. And in a	Il admeasurin	ands comprised in Survey No.380/2 Part, g an extent of 12614 sq.ft., or thererabouts	Item Nos.I & II in					oad, West by
No Guarantor/s / Mortgager/s	' Selling Bank	Name	Notice dated	date	Inspection	and Area	Deposit (EMD)	E-Auction	Situated within the Re		ennai South a	Ind the Sub-Registration District of Velache	<u>,</u>	cumbrancos	/Dues known to ARC			
3. Mr. Suresh Kumar S	H403DHB0061127 H403DHT0061128	Arcil-Retail Loan	Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand	Physical On	21 & 28 of February	Flat UDS Land area – 393 sg.ft FF RCC	Rs. 3,92,800/- (Rupees Three	Rs.39,28,000/- On (Rupees Thrity 07/03/2025		nission of Bid for Auc	tion	On or before 24-03-2025 before					in the BID doc	
	Bajaj Housing Finance Limited	Portfolio- 042-E-	Four Hundred Sixty Two and Sixty Five Paisa Only) as on 05-02-2025 +	21-07-2023	2025	Roof - 711 Sq.ft	Lakh Ninety	Nine lakh & 01.00 PM				011 01 501010 24-00-2020 5010	e 5.00 pm Bi	d Increment a	amount:	As mentioned	In the Did doe	ument
	(BHFL)	Trust	further Interest thereon + Legal						Demand Draft to be	e made in name of:		As mentioned in the Trust Name	column Pa	yable at Cher	nnai			
							Two Thousand Eight Hundred	Twenty Eight Thousand	RTGS details	e made in name of: ACCOUNT NA Branch Addres	ME : ARCIL- ss : KAMALA	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT	ST A/C No : MARG, LOWER	ayable at Cher 575000007308 R PAREL-4000	nnai 812 Maintained wit 013	th : HDFC bank IF		
			Expenses HEDULE 'A' PROPERTY				Eight Hundred Only)	Twenty Eight Thousand Only)	'	e made in name of: ACCOUNT NA Branch Addres Mahesh Bange	ME : ARCIL- ss : KAMALA ra – 9004173	As mentioned in the Trust Name	ST A/C No : MARG, LOWER	ayable at Cher 575000007308 R PAREL-4000	nnai 812 Maintained wit 013	th : HDFC bank IF		
	arcel of a Residential Fi q. It., undivided share	lat, with the bu of Land, out o	Expenses HEDULE 'A' PROPERTY ilt up area of 711 Square Feet, bearing Fla of the total extent of Land measuring 275	0 Sq.it., along v	vith electricity	v service connection, s	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage	RTGS details Name of Contact person & number Name of the	e made in name of: ACCOUNT NA Branch Addres Mahesh Bange Vijayaraj -9551	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija	As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in)	e column Pa ST A/C No : MARG, LOWEF keyan Jayavel	ayable at Cher 575000007308 R PAREL-4000 – 9841415252	nnai 1812 Maintained wit 013 2 (karthikeyan.jayavel(th : HDFC bank IF		FC0000542
connections to be en as per Patta No.5173	arcel of a Residential F q. It., undivided share njoyed in common with 3 comprised in Survey	lat, with the bu of Land, out of the owners of No.406/270 of	Expenses HEDULE 'A' PROPERTY ilitup area of 711 Square Feet, bearing File of the total extent of Land measuring 275 the other Flats in the Premise, bearing Plot Okkiyam Thoraipakkam Village, covered	0 Sq.it., along v No.55A, "Mang under the lay ou	vith electricity alambikai Nag approved vie	v service connection, s gar", comprised in R.S.	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and	RTGS details Name of Contact person & number Sr. Borrower/ No Co-Borrower/s	e made in name of: ACCOUNT NA Branch Addres Mahesh Bange Vijayaraj -9551	ME : ARCIL- ss : KAMALA ra – 9004173	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI	Column Pa ST A/C No : MARG, LOWEF Keyan Jayavel Possession type and	ayable at Cher 575000007308 R PAREL-4000	nnai 1812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property	th : HDFC bank IF		FC0000542 Date & Time of
connections to be en as per Patta No.5173 total of Land is being	arcel of a Residential F q. It., undivided share njoyed in common with 3 comprised in Survey bounded on the Nort	lat, with the bu of Land, out of the owners of No.406/270 of h by Plot No. 1	Expenses HEDULE 'A' PROPERTY iitup area of 711 Square Feet, bearing File of the total extent of Land measuring 275 he other Flats in the Premise, bearing Plot	0 Sq.it., along v No.55A, "Mang under the lay ou Vest by Plot No.	vith electricity alambikai Nag approved vie	v service connection, s gar", comprised in R.S.	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and	RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantor/s / Mortgager/s	e made in name of: ACCOUNT NA Branch Addres Mahesh Bange Vijayaraj -9551 / LAN No. & Selling Bank	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated	Possession type and date	yable at Cher 57500007304 PAREL-4000 – 9841415252 Date of Inspection	nnai 812 Maintained wit 013 2 (karthikeyan.jayavel(2 (karthikeyan.jayavel 2 (karthikeyan.jayavel) 2 (karthikeyan.jayavel) Type of Property and Area	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD)	SC Code : HDF	FC0000542 Date & Time of E-Auction
connections to be en as per Patta No.5173 total of Land is being and situated within th Pending Litigation:	arcel of a Residential Fl q. It., undivided share njoyed in common with 3 comprised in Survey bounded on the Nort he Sub Registration Dis Is known to ARCIL	lat, with the bu of Land, out of the owners of No.406/270 of h by Plot No. 1 trict of Neelan	Expenses HEDULE 'A' PROPERTY ilitup area of 711 Square Feet, bearing File of the total extent of Land measuring 275 the other Flats in the Premise, bearing Plot Okkiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, V garai and Registration District of South Che Nil	0 Sq.it., along v No.55A, "Mang under the lay ou Vest by Plot No. mnai	vith electricity alambikai Nag approved vie 56 cumbrances	/ service connection, s gar", comprised in R.S. de No.DTP/L.O.136/75 /Dues known to ARC	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then , Tambaram Taluk	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and , Kanchipuram District and the	RTGS details Name of Contact person & number Sr. Borrower/ Guarantor/s / Guarantor/s /	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000129	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail-	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599.57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen	Possession type and date Possession type and date	ayable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March	nnai 1812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine	SC Code : HDF Reserve Price Rs.93,50,000/- (Rupees Ninety	FC0000542 Date & Time of E-Auction On 24.03.2025
connections to be en as per Patta No.517 total of Land is being and situated within th Pending Litigation: Last Date for subm	arcel of a Residential F q. It., undivided share njoyed in common with 3 comprised in Survey bounded on the Nort he Sub Registration Dis	lat, with the bu of Land, out of the owners of No.406/270 of h by Plot No. 1 trict of Neelan	Expenses HEDULE 'A' PROPERTY ilitup area of 711 Square Feet, bearing Fla of the total extent of Land measuring 275 he other Flats in the Premise, bearing Plot obkiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, V	0 Sq.it., along v No.55A, "Mang under the lay ou Vest by Plot No. Innai En re 5.00 pm Bio	vith electricity alambikai Nag approved vie 56 cumbrances	/ service connection, s jar", comprised in R.S. je No.DTP/L.O.136/75 //Dues known to ARC amount:	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then , Tambaram Taluk	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and	RTGS details Name of Contact person & number Sr. Sr. Guarantor/s / Mortgager/s 10. Mr.	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 / LAN No. & Selling Bank	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599.57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paisa Only) as on 05.02.2025	Polumn Pa ST A/C No : MARG, LOWER Keyan Jayavel Possession type and date Physical Possession On	ayable at Cher 57500007301 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of	nnai 1812 Maintained wit 013 2 (karthikeyan.jayavel(2 (karthikeyan.jayavel) Type of Property and Area LAND/Sq.ft 1458	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand	SC Code : HDF Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand	FC0000542 Date & Time of E-Auction 24.03.2025 03:30 PM
connections to be en as per Patta No.517 total of Land is being and situated within th Pending Litigation: Last Date for subm	arcel of a Residential Fl q. It., undivided share njoyed in common with 3 comprised in Survey bounded on the North ne Sub Registration Dis as known to ARCIL nission of Bid for Aud e made in name of: ACCOUNT NA	lat, with the bu of Land, out of the owners of No.406/270 of h by Plot No. 1 trict of Neelan ction	Expenses HEDULE 'A' PROPERTY ilitup area of 711 Square Feet, bearing File the total extent of Land measuring 275 he other Flats in the Premise, bearing Plot Okkiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, V garai and Registration District of South Che Nii On or before 06-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU	0 Sq.it., along N No.55A, "Mang under the lay ou Vest by Plot No. innai En re 5.00 pm Bid e column Pa ST A/C No : 5	vith electricity alambikai Nag approved vie 56 cumbrances I Increment yable at Che 7500000729	r service connection, s gar", comprised in R.S. ie No.DTP/L.O.136/75 //Dues known to ARC amount: nnai 860 Maintained with	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then , Tambaram Taluk	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and Kanchipuram District and the din the BID document	RTGS details Name of Contact person & number Sr. Co-Borrower/S J Guarantor/s / Mortgager/s 10. Mr. Lakshminarayanan R Description of the S	e made in name of: ACCOUNT NA Branch Addres Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000129 L&T Financial Services Secured Asset being a	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: Pr	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599,57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paisa Only) as on 05.02.2025 further Interest thereon + Legal Expenses operty owned by LAKSHMINARAYANA	Polumn Pa ST A/C No : MARG, LOWER WARG, LOWER Margan Jayavel Possession type and date Physical Possession On 31.07.2024 N R-All that pie	yable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March 2025	nnai 1812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property and Area LAND/Sq.ft 1458 CON 900 of land measuring 252	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) i20 sq.ft in plot no.35	SC Code : HDF Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) is together with bu	FC0000542 Date & Time of E-Auction 0n 24.03.2025 03:30 PM
connections tobe en as per Patta No.517 total of Land is being and situated within th Pending Litigation: Last Date for subm Demand Draft to be	arcel of a Residential Fl q. It., undivided share njoyedin common with 3 comprised in Survey bounded on the North re Sub Registration Dis is known to ARCIL nission of Bid for Auc e made in name of: ACCOUNT NA Branch Addre Mahesh Bange	lat, with the bu of Land, out t the owners off No.406/270 of h by Plot No. 1 trict of Neelan ction Ction AME : ARCIL- ss : KAMALA era – 9004173	Expenses HEDULE 'A' PROPERTY itup area of 711 Square Feet, bearing File to the total extent of Land measuring 275 he other Flats in the Premise, bearing Plot Okkiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, V garai and Registration District of South Chee NiI On or before 06-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi	0 Sq.it., along v No.55A, "Mang under the lay ou vest by Plot No. innai En re 5.00 pm Bio a column Pa ST A/C No : 5 MARG, LOWER	vith electricity alambikai Nag approved vie 56 cumbrances I Increment yable at Che 7500000729 PAREL-400	/ service connection, s gar", comprised in R.S. ie No.DTP/L.O.136/75 //Dues known to ARC amount: nnai 860 Maintained with 013	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then Tambaram Taluk IL Nii As mentione : HDFC bank I	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and Kanchipuram District and the din the BID document	RTGS details Name of Contact person & number Sr. Co-Borrower/s No Co-Borrower/s Nortgager/s Nortgager/s Description of the S Nagar 2nd Street inc	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000129 L&T Financial Services Secured Asset being a old S. no.284/1, T.S. no	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: Pri .37, Balaji Na	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599.57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paisa Only) as on 05.02.2025 +further Interest thereon + Legal Expenses	Polumn Pa ST A/C No : MARG, LOWER WARG, LOWER Margan Jayavel Possession type and date Physical Possession On 31.07.2024 N R-All that pie	yable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March 2025	nnai 1812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property and Area LAND/Sq.ft 1458 CON 900 of land measuring 252	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) i20 sq.ft in plot no.35	SC Code : HDF Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) is together with bu	FC0000542 Date & Time of E-Auction 0n 24.03.2025 03:30 PM
connections tobe en as per Patta No.517 total of Land is being and situated within th Pending Litigation: Last Date for subm Demand Draft to be RTGS details Name of Contact person & number	arcel of a Residential Fl q. It., undivided share njoyedin common with 3 comprised in Survey bounded on the North re Sub Registration Dis is known to ARCIL nission of Bid for Auc e made in name of: ACCOUNT NA Branch Addre Mahesh Bange	lat, with the bu of Land, out t the owners off No.406/270 of h by Plot No. 1 trict of Neelan ction Ction AME : ARCIL- ss : KAMALA era – 9004173	Expenses HEDULE'A' PROPERTY ilitup area of 711 Square Feet, bearing File the total extent of Land measuring 275 he other Flats in the Premise, bearing Plot Okkiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, V garai and Registration District of South Che Nil On or before 06-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT	0 Sq.it., along v No.55A, "Mang under the lay ou vest by Plot No. innai En re 5.00 pm Bio a column Pa ST A/C No : 5 MARG, LOWER	vith electricity alambikai Nag approved vie 56 cumbrances I Increment yable at Che 7500000729 PAREL-400	/ service connection, s gar", comprised in R.S. ie No.DTP/L.O.136/75 //Dues known to ARC amount: nnai 860 Maintained with 013	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then Tambaram Taluk IL Nii As mentione : HDFC bank I	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and Kanchipuram District and the din the BID document	RTGS details Name of Contact person & number Sr. Co-Borrower/s Oc-Borrower/s 10. Mr. Lakshminarayanan R Description of the Situated within the R Pending Litigations	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000129 L&T Financial Services Secured Asset being a old S. no.284/1, T.S. no egistration District of CP s known to ARCIL	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: Pr .37, Balaji Na tennai South a	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599.57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fify Seven Paisa Only) as on 05.02.025 +further Interest thereon + Legal Expenses operty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bou and Sub Registration District of Pallavaram Nil	ecolumn Pa ST A/C No : MARG, LOWER WARG, LOWER Margin and the second s	yable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March 2025 ce and parcel h by : 20 feet m	nnai 812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property and Area LAND/Sq.ft 1458 CON 900 of land measuring 25/ road South by : Plot n //Dues known to ARC	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) I20 sq.ft in plot no.35 no.40 East by : Plot	SC Code : HDf Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) itogether with bu no. 36 West by	FC0000542 Date & Time of E-Auction 0 n 24.03.2025 03:30 PM uilding, Balaj r : Plot no. 34.
connections tobe en as per Patta No.517 total of Land is being and situated within th Pending Litigation: Last Date for subm Demand Draft to be RTGS details Name of Contact person & number Ser Borrower/	arcel of a Residential Fl q. It., undivided share njoyedin common with 3 comprised in Survey bounded on the Nort is known to ARCIL nission of Bid for Auc e made in name of: ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj -9551	lat, with the bu of Land, out t the owners off No.406/270 of h by Plot No. 1 trict of Neelan ction Ction AME : ARCIL- ss : KAMALA era – 9004173	Expenses HEDULE'A' PROPERTY ilitup area of 711 Square Feet, bearing Fila thup area of 711 Square Feet, bearing Fila the other Flats in the Premise, bearing Plot Okkiyam Thoraipakkam Village, covered A-A, East by Plot No.55, South by Road, V garai and Registration District of South Che Nil On or before 06-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Outstanding amount	0 Sq.it., along No. 55A, "Mang under the layou Vest by Plot No. innai Fe 5.00 pm Bid a column Pa ST A/C No : 5 MARG, LOWEF keyan Jayavel - Possession	vith electricity alambikai Nag approved vie 56 cumbrances I Increment yable at Che 7500000729 PAREL-400	r service connection, s par", comprised in R.S. je No.DTP/L.O.136/75 //Dues known to ARC amount: nnai 860 Maintained with 013 2 (karthikeyan.jayavel(Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then , Tambaram Taluk IL Nil As mentione : HDFC bank I @arcil.co.in) Earnest Money	Twenty Eight Thousand Only) admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and , Kanchipuram District and the d in the BID document FSC Code : HDFC0000542	RTGS details Name of Contact person & number Sr. Name of the Borrower/s No Co-Borrower/s Mortgager/s 10. Mr. Lakshminarayanan R Description of the Situated within the Riv Situated within the Riv Last Date for subm	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000129 L&T Financial Services Secured Asset being a old S. no.284/1, T.S. no egistration District of CP s known to ARCIL hission of Bid for Auc	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: Pr .37, Balaji Na tennai South a	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599.57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fify Seven Paisa Only) as on 05.02.025 further Interest thereon + Legal Expenses operty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bou and Sub Registration District of Pallavaram Nil On or before 21-03-2025 befor	e column Pa ST A/C No : MARG, LOWER WARG, LOWER Marce and	yable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March 2025 cee and parcel of h by : 20 feet n ncumbrances/ d Increment a	nnai 812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property and Area LAND/Sq.ft 1458 CON 900 of land measuring 25/2 road South by : Plot n /Dues known to ARC amount:	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) 120 sq.ft in plot no.35 no.40 East by : Plot	SC Code : HDf Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) itogether with bu no. 36 West by	FC0000542 Date & Time of E-Auction 0 n 24.03.2025 03:30 PM uilding, Balaj r : Plot no. 34.
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Sale Deed No. 1 operty of Renuka	Twenty Eight Thousand Only) admanabha Swamy Nilayam" admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and , Kanchipuram District and the d in the BID document FSC Code : HDFC0000542 Reserve Price Date & Time of E-Auction Rs. On 07/03/2025 04:00 PM crore Fifty six Lakh Only)	RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantor/s / Mortgager/s 10. Mr. Lakshminarayanan R Description of the S Nagar 2nd Street in c Situated within the Re Pending Litigation: Last Date for subm Demand Draft to be RTGS details Name of Contact person & number In Mame of the Sr. Name of the Borrower/s / Guarantor/s / Mortgager/s In Mr. Javachandran S	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000157 // CHNHL17000129 L&T Financial Services Secured Asset being a old S. no.284/1, T.S. no egistration District of CP s known to ARCIL hission of Bid for Auc e made in name of: ACCOUNT NA GROUND FLOO Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank 4030HL42797754	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: Pr .37, Balaji Na tennai South a tennai South a tennai South a Complete State St	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599,57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paisa Only) as on 05.02.2025 +further Interest thereon + Legal Expenses operty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bour ind Sub Registration District of Pallavaram Nil On or before 21-03-2025 befor As mentioned in the Trust Name tail Loan Portfolio-058-B-Trust A/C M. STOWERS, NARIMAN POINT, MUMBAI 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.1,65,01,504.40/- (Indian Rupees Networe Sixty Five Lakh One Thousand Five Hundred Four and Forty Paisa	column Pa ST A/C No : MARG, LOWER (eyan Jayavel- Possession type and date Physical Possession On 31.07.2024 N R-All that pie aded on : North En to column Pa column On Column Column Colum	yable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March 2025 sce and parcel 4 h by : 20 feet ro ncumbrances/ d Increment a syable at Cher 39586 Mainta RA 400021 – 9841415252 Date of Inspection	nnai B12 Maintained wit D13 2 (karthikeyan.jayavel(Type of Property and Area LAND/Sq.ft 1458 CON 900 of land measuring 252 road South by : Plot n //Dues known to ARC amount: nnai ained with : HDFC II 2 (karthikeyan.jayavel(Type of Property and Area	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) i20 sq.ft in plot no.35 ho. 40 East by : Plot CIL Nil As mentioned IFSC Code : HDFCC @arcil.co.in) Earnest Money Deposit (EMD) Rs.6,19,000/- (Rupees Six Lakh Nineteen	ESC Code : HDF Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) i together with bu no. 36 West by in the BID doct 20000542 Branc Reserve Price	FC0000542 Date & Time of E-Auction 24.03.2025 03:30 PM uilding, Balaj : Plot no. 34. : ument ch Address : Date & Time of E-Auction On
connections tobe en as per Patta No.517 total of Land is being and situated within th Pending Litigation: Last Date for subm Demand Draft to bu RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantor/s / Mortgager/s 4. Mr. Harish Nair Description of the S S.NO Extent	Arcel of a Residential Fi q. 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House & compound lie	0 Sq.it., along No. 55A, "Mang under the layou urest by Plot No. innai En re 5.00 pm Bid column Pa ST A/C No : 5 MARG, LOWEF keyan Jayavel - ST A/C No : 5 MARG, LOWEF keyan Jayavel - Possession type and date Physical Possession On 15.05.2019 escription Of F s within Boundaries as of Radhika Krih	vith electricity alambikaiNa(a) approved viris is cumbrances l Increment average yable at Cher 7500000729 PAREL-400 984141525: Date of Inspection 21 & 28 of February 2025 roperty and ries here unuper Location a Das and o	r service connection, s par", comprised in R.S. ie No.DTP/L.O.136/75 //Dues known to ARC amount: nnai 860 Maintained with 013 2 (karthikeyan.jayavel(Type of Property and Area Land 13833.38 Con 4111 (Ground floor- 248 sq.mtr First Floor-134.48 sq.mt) Boundaries as per L der described in Rec for Certificate East : Pr thers North : Property	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then , Tambaram Taluk IL Nii As mentione : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs.15,60,000/- (Rupees Fifteen Lakh Sixty Thousand Only) occation Certifica . Sale Deed No. 1 operty of Renuka	Twenty Eight Thousand Only) admanabha Swamy Nilayam" admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and , Kanchipuram District and the d in the BID document FSC Code : HDFC0000542 FSC Code : HDFC0000542 Reserve Price Date & Time of E-Auction 1,56,00,000/- (Rupees One crore Fifty six Lakh Only) On 04:00 PM te 5699 of 1995 And Regd. Sale	RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantor/s / Mortgager/s 10. Mr. Lakshminarayanan R Description of the S Nagar 2nd Street in c Situated within the Re Pending Litigation: Last Date for subm Demand Draft to be RTGS details Name of Contact person & number In Mame of the Sr. Name of the Borrower/s / Guarantor/s / Mortgager/s In Mr. Javachandran S	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000157 // CHNHL17000129 L&T Financial Services Secured Asset being a old S. no.284/1, T.S. no egistration District of CP s known to ARCIL hission of Bid for Auc e made in name of: ACCOUNT NA GROUND FLOO Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank 4030HL42797754	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: Pri .37, Balaji Na- hennai South a tition ME : Arcil-Retail Con EXPRES ra – 9004173 714945 –(vija Trust Name Arcil-Retail Loan	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599.57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paisa Only) as on 05.02.025 +further Interest thereon + Legal Expenses operty owned by LAKSHMINARAYANA yar 2nd Street at Keelkattalai Village Bou Ind Sub Registration District of Pallavaram Nil On or before 21-03-2025 befo As mentioned in the Trust Name tail Loan Portfolio-058-B-Trust A/C N. STOWERS, NARIMAN POINT, MUMBAI 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.1,65,01,504.40/- (Indian Rupees One Crore Sixty Five Lakh One Thousand	column Pa ST A/C No : MARG, LOWER Keyan Jayavel - Possession type and date Physical Possession On 31.07.2024 N R-All that pie ded on : North En e 5.00 pm Bit o column Pa a column Pa : 575000043 MAHARASHT Keyan Jayavel - Possession type and date	yable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March 2025 March 20556 Mainta RA 400021 – 9841415252 Date of Inspection 07 & 14 of March 2056 Mainta	nnai 812 Maintained wit 013 812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property and Area LAND/Sq.ft 1458 CON 900 of land measuring 25/2 road South by : Plot n //Dues known to ARC amount: nnai ained with : HDFC II 2 (karthikeyan.jayavel(Type of Property and Area Land 4400 Sqft Con	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) 20 sq.ft in plot no.35 no.40 East by : Plot CIL Nil As mentioned IFSC Code : HDFCC @arcil.co.in) Earnest Money Deposit (EMD) n Rs.6,19,000/- (Rupees Six Lakh Nineteen Thousand	SC Code : HDF Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) it together with bu no. 36 West by in the BID docr 0000542 Branc Reserve Price Rs.61,90,000/- (Rupees Sixty	FC0000542 Date & Time of E-Auction on 24.03.2025 03:30 PM uilding, Balaj r : Plot no. 34 : ument ch Address Date & Time of E-Auction Qn 24.03.2025 04:00 PM
Connections tobe en as per Patta No.517 total of Land is being and situated within th Pending Litigation: Last Date for subm Demand Draft to b RTGS details Name of Contact person & number Sr. Rorower/S Guarantor/s / Mortgager/s 4. Mr. Harish Nair Description of the S S.NO Extent 1 24 1/2 cents 2 8 cent Pending Litigations	Arcel of a Residential Fi q. It., undivided share njoyedin commonwith 3 comprised in Survey bounded on the North the Sub Registration Dis is known to ARCIL nission of Bid for Auc e made in name of: ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj -9551 / LAN No. & Selling Bank 19797600000046 FEDERAL BANK Secured Asset being a Survey No.117 No As per Document	lat, with the bu of Land, out of the owners of No.406/270 of h by Plot No. 1 ttrict of Neelan ction ME : ARCIL- ss : KAMALA era – 9004173 1714945 –(vija Trust Name Arcil-Retail Loan Portfolio- 029-B- Trust auctioned: Prr o Old Survey t 1740, 1746	Expenses HEDULE 'A' PROPERTY iltup area of 711 Square Feet, bearing Flat ifte total extent of Land measuring 275 he other Flats in the Premise, bearing Plot Okkiyam Thoraipakkam Village, covered arai and Registration District of South by Road, V garai and Registration District of South District of South Che Nii On or before 06-03-2025 befo As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 2,55,89,807.16/- (Indian Rupees Two Crore Fifty Five lakh Eighty Nine Thousand Eight Hundred Seven and Sixteen Paisa Only) as on 05.02.0225 + further Interest thereon + Legal Expenses Deperty owned by HARISH NAIR Village Taluk D Palakad Taluk. D Palakad-I Village Eed No 2757 of 2003 Road West: Properties Road West: Properties	0 Sq.it., along No. 55A, "Mang under the lay ou vest by Plot No. innai Fe 5.00 pm Bid Column Pa ST I A/C No : 5 MARG, LOWEF keyan Jayavel - Possession type and date Physical Possession On 15.05.2019 Es within Boundaries as of Radhika Krih 2 as per Posses En	vith electricity alambikalNa; approved viri 56 cumbrances Increment /able at Che 7500000729 PAREL-400 984141525. Date of Inspection 21 & 28 of February 2025 roperty and rise here un per Locatio na Das and o sion Certifica	<pre>/ service connection, s // service connection, s // comprised in R.S. ie No.DTP/L.O.136/75 // Dues known to ARC amount: nnai 60 Maintained with 013 2 (karthikeyan.jayavel(</pre>	Eight Hundred Only) as "Sri Anantha P ecurity deposit, v No.406/3-B, then , Tambaram Taluk IL Nii As mentione : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs.15,60,000/- (Rupees Fifteen Lakh Sixty Thousand Only) Docation Certifica . Sale Deed No. . Sale Deed No.	Twenty Eight Thousand Only) admanabha Swamy Nilayam" admanabha Swamy Nilayam" vater, sewerage and drainage R.S.No.406/3B3 presently and , Kanchipuram District and the d in the BID document FSC Code : HDFC0000542 FSC Code : HDFC0000542 Reserve Price Date & Time of E-Auction 1,56,00,000/- (Rupees One crore Fifty six Lakh Only) On 04:00 PM te 5699 of 1995 And Regd. Sale	RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantor/s / Mortgager/s 10. Mr. Lakshminarayanan R Description of the S Nagar 2nd Street in c Situated within the Rd Pending Litigations: Last Date for subm Demand Draft to be RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantor/s / Mortgager/s 11. Mr. Jayachandran S Description of the S	e made in name of: ACCOUNT NA Branch Address Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank CHNHL17000157 // CHNHL17000157 // CHNHL17000129 L&T Financial Services Secured Asset being a old S. no.284/1, T.S. no egistration District of CP s known to ARCIL hission of Bid for Auce e made in name of: ACCOUNT NA GROUND FLOU Mahesh Bange Vijayaraj -9551 / LAN No. & Selling Bank 4030HL42797754 Bajaj Finance Ltd Secured Asset being a	ME : ARCIL- ss : KAMALA ra – 9004173 714945 –(vija Trust Name Arcil- Retail- Loan Portfolio 58-B-Trust auctioned: Pri .37, Balaji Na- hennai South a tition ME : Arcil-Retail Coan Portfolio- 042-C- Trust Arcil-Retail Loan Portfolio- 042-C- Trust auctioned: Pri Name	As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs.2,88,13,599.57/- (Indian Rupees Two Crore Eighty Eight Lakh Thirteen Thousand Five Hundred Ninety Nine and Fifty Seven Paisa Only) as on 05.02.025 +further Interest thereon + Legal Expenses operty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bou and Sub Registration District of Pallavaram Nii On or before 21-03-2025 befo As mentioned in the Trust Name tail Loan Portfolio-058-B-Trust A/C Nis STOWERS, NARIMAN POINT, MUMBAI 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated 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	column Pa ST A/C No : MARG, LOWER Keyan Jayavel - Possession type and date Physical Possession On 31.07.2024 N R-All that pie ded on : North En E 5.00 pm Bit o column Pa o colum	yable at Cher 57500007300 R PAREL-4000 – 9841415252 Date of Inspection 07 & 14 of March 2025 March 2025 Date of Inspection 07 & 14 of March 2025 Date of Inspection 07 & 14 of March 2025 Date of Inspection 07 & 14 of March 2025 Date of Inspection 07 & 14 of March 2025 Date of Inspection	nnai 812 Maintained wit 013 2 (karthikeyan.jayavel(Type of Property and Area LAND/Sq.ft 1458 CON 900 of land measuring 252 road South by : Plot n //Dues known to ARC amount: nnai ained with : HDFC II 2 (karthikeyan.jayavel(Type of Property and Area Land 4400 Sqft Con 1080 Sqft anthousing site bearin	th : HDFC bank IF @arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) 20 sq.ft in plot no.35 no.40 East by : Plot CIL Nil As mentioned IFSC Code : HDFCC @arcil.co.in) Earnest Money Deposit (EMD) n Rs.6,19,000/- (Rupees Six Lakh Nineteen Thousand Only) ng PlotNo.32 measu	SC Code : HDF Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) it ogether with bu no. 36 West by in the BID docr 0000542 Branc Reserve Price Rs.61,90,000/- (Rupees Sixty One Lakh Ninety Thousand Only) uring to an extent	FC0000542 Date & Time of E-Auction 0 n 24.03.2025 03:30 PM uilding, Balaji :: Plot no.34. :: :: : : : : : : : : : :

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 : 5750000961251 Maintained with : HDFC Bank IFSC Code : HDFC0000542 Branch Address : KAMALA MILLS COMPOUND BRANCH, SENAPATI BAPAT MARG,LOWER PAREL, MUMBAI-400013					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 Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in) Vijayaraj -9551714945 –(vijayaraj@arcil.co.in)						ions known to ARCII	orKancheepurar	m and Sub R	gistration District of Sriperumb		ncumbrances	/Dues known to ARC								
	T iju ju j	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 Coursed Accet he	58-B-Trust		thereon + Legal Expenses	hat sizes and s		t have in a site had size	Dist No. 100 mass		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 Sunda 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 Regio hengalpattu, LayoutPlanning Permitapproval No.168/2014, dated 19.11.2014 by Directorof Town & Country Planning) and Bounded on PlotNo.48 Northby : Shop No.2 South by : PlotNo.47 Ea						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.SBPS.022.IV.Trust set up in respect of financial assistance pertaining to KOKILA 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 - 27.05.2016** under section 13(2) of the Securitisation Act calling upon the Borrower (KOKILA S) to pay the secured debet of of Rs.17859901.44 (Indian Rupees One Crore Seventy Eight Lakh Fifty Nine thousand Nine Hundred One and Forty Four 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 27.05.2016, 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 –KOKILA S Description and full particulars of the Secured Assets

Sr.	Description of the mortgaged property/ties	Reserve Price	Earnest Money
No.		(Rs.)	Deposit(EMD)
1	All the piece and parcel of property being Flat in the First Floor measuring an extent of 885 Sqft(including common area) along with separate car park and septic tank and over head tank etc with the right to construct on the open terrace in Block B together with 1050 Sqft Undivided Share out of 2100 Sqft land bearing Plot No 48, Situated at Godhavari Nagar, Ayyancherry, Comprised in old Survey No 76/6D1, and 75/6D2, New survey no 75/31 of Ayyancherry	Rs.43,60,000 /- (Indian Rupees. Forty Three Lakh Sixty Thousand OnlyOnly)	Rs. 4,36,000/- (Indian Rupees. Four Lakh Thirty Six Thousand Only Only)



1			Premier ARC
	Village, Chengalpattu Taluk,Kanchipuram Dist and		
	bounded on the		
	East by : Plot No.49 and		
	West by : Plot No.47		
	South by : Plot No.50		
	North by : 23 Feet Road		
	Linear Measurements for an extent of 2100Sqft		
	East by : 60 Feet and		
	West by : 60 Feet		
	South by : 35 feet		
	North by : 35 feet		
	TOTAL	Rs.43,60,000	Rs. 4,36,000/-
		/-	(Indian Rupees.
		(Indian	Four Lakh Thirty
		Rupees.	Six Thousand Only
		Forty Three	Only)
		Lakh Sixty	
		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 24.03.2025 before 5.00pm from 10 am to 5
	OF INVITATION AND	pm <mark>25.03.2025</mark> before <mark>3.30pm</mark>
	SALE from Arcil office	
2	Site visits	On <mark>07 & 14 of March 2025</mark> from 10 am to 5 pm
3	Submission of the Offer	From <mark>20.02.2025</mark> to <mark>24.03.2025 before 5.00pm</mark> from 10 am to 5
	along with the EMD	pm
4	Date and time of	On <mark>25.03.2025</mark> before <mark>3.30pm</mark>
	opening of the Offer	
5	Venue for opening of	CHENNAI
	Offer	
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	



-		- F
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
<mark>25.01 – 50.00 Lacs</mark>	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: 25.03.2025



- The persons interested in submitting quotations/offers on "As is Premier ARC 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.SBPS.022.IV.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 **"KOKILA 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 **25.03.2025** 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.SBPS.022.IV.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 2025</u>from (10 am to 5 <u>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 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 25.03.2025. Such inter-se bidding to start from 3.30pm on 25.03.2025. 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

Reserve Price Range	#Minimum Incremental Bid amount
Upto 5.00 Lacs	0.01 Lacs
5.01 - 25.00 Lacs	0.05 Lacs
<mark>25.01 – 50.00 Lacs</mark>	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

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

#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.SBPS.022.IV.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 Premier ARC 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 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 setout 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 Premier ARC 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	KOKILA S
2 3	Description of the properties Name and address of the Offeror	Secured Assets as mentioned in the 'Document for Terms of Invitation and Sale' under reference no.Arcil/Retail/Chennai/FY- 2024-25and dated 25.03.2025, issued by Arcil.
•	(In case of company/firm please give names of Directors/Partners)	
4	Identification Proof enclosed (self-attested)	PANCARD/Passport/VoterID Card/Driving License etc.
5	Lot No:	
6	Offer amount*	Rs (Rupees)
7	Details of Earnest Money Deposit (EMD)	Draft No : Dated : Drawn on : Payable at :
8	Signature(s)	For M/S. [•] Name & designation
		Of the Authorised signatory

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

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



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

Enclosures: (i) DD/Pay Order/ NEFT/ RTGS No. [•] Dated: [•]

- Drawn On Bank [•] Payable at [•]
- (ii) Address Proof: [•]
- (iii) A copy of the Document for Terms of Invitation and Sale duly signed by the Offeror on every

Schedule II DECLARATION

Date:[•]

Τo,

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

Re: Offer for purchase of Secured Asset of KOKILA 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.SBPS.022.IV.Trust** set up in respect of the Secured Assets pertaining to MR.KOKILA 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 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 asSecuritisation 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.SBPS.022.IV.Trust]set up in respect of financial assistance pertaining KOKILA S.

- <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.KOKILA S.
- **<u>B.</u>** 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.

- C. Whereas as covenants of the Documents for Terms of Invitation and Sale ("**Bid Document**") and 'sale certificate' state that "The adjudication of stamp duty, payment of stamp duty, registration charges, (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured 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]*¹. Further, all liabilities, dues of authorities and departments, statutory or otherwise if payable by reason of the proposed sale of the Secured Assets, shall be the sole responsibility and to the account of the Purchaser.

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

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the premises, the Purchaser viz.

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

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

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

Signed and delivered by: Purchaser

Address:

¹Retain as applicable



Place:

Date:

Schedule IV SALE CERTIFICATE (For movable & Immovable property)

Whereas, the undersigned being the Authorised Officer of the Asset Reconstruction Company (India) Limited, a company incorporated under the Companies Act, 1956 and registered as Securitisation and Asset Reconstruction Company with Reserve Bank of India under Section 3 of 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			
	Order			
	No			
1	[•]	[•]	[•]	[•]

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



List of encumbrances: No other encumbrances known

The Scheduled Property are being sold strictly on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" and non-recourse basis [with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors] / [free from all encumbrances]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 the piece and parcel of property being Flat in the First Floor measuring an extent of 885 Sqft(including common area) along with separate car park and septic tank and over head tank etc with the right to construct on the open terrace in Block B together with 1050 Sqft Undivided Share out of 2100 Sqft land bearing Plot No 48, Situated at Godhavari Nagar, Ayyancherry, Comprised in old Survey No 76/6D1, and 75/6D2, New survey no 75/31 of Ayyancherry Village , Chengalpattu Taluk,Kanchipuram Dist and bounded on the

East by : Plot No.49 and West by : Plot No.47 South by : Plot No.50 North by : 23 Feet Road Linear Measurements for an extent of 2100Sqft East by : 60 Feet and West by : 60 Feet South by : 35 feet North by : 35 feet



Address and description of Comprised on Old S 1 Address and description of 76/6D1, and 75/6D2, Nev Property Godhavari City ChengalpetTaluk, State TAMILNADU Description of Property Flat Nature of Property Flat Nature of Property (Plot/Flat, etc.) - Age of Building (In Years) 9 YRS Specification of Property No. of Room 2 No. of Balcony NA Boundary wall (if available) NIL Club House NIL Gymnasium - Amenities available Park - - No. of floor in Building NIL School 3.40 Km Government Hi school Paranur	Name of the Borrower		Mrs Kokila S
Address and description of Property76/6D1, and 75/6D2, Nev No 75/31, Flat in First Flo Block B, Plot No Godhavari Nag Ayyanchery Villay ChengalpetTaluk, Kanchipuram District.CityCHENNAIStateTAMILNADUState			
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School 1.40 Km Government Hi school Paranur	No. of floor in Building		
School school Paranur		Hospital	
			1.40 Km Government High
21 Km Uranakkam B		School	school Paranur
			2.1 Km Urapakkam Bus
Bus stop stop		Bus stop	stop
1.7 Kms Urapakka			1.7 Kms Urapakkam
Main Road Railway Station		Main Road	
Distance from Key facilities(In Market/Shopping	Distance from Key facilities(In	Market/Shopping	
Kms) Complex -	-		-
Society Maintenance			
dues NIL		,	NIL
Encumbrances Known to Municipal Dues NIL	Encumbrances Known to	Municipal Dues	NIL
Arcil Any other Dues NIL	Arcil		NIL



