

Name of the Borrower Mr.G.Venkata Ganesh S.Nos.383 (Part), 380/2 & 375/1 a per patta S.Nos.383(3, 380/3 375/3, Flat No.GB, Ground Floo KG Towers, No.Plots.30 and 30/100 Feet Road, Vijaya Naga North Extension, Velachery Talu Village, now Velachery Talu (formerly Mambalam – Guind Property Taluk)Chennai District -600042 City CHENNAI State TAMILNADU - - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Bathroom 2
per patta S.Nos.383/3, 380/3 375/3, Flat No.GB, Ground Floo KG Towers, No.Plots.30 and 30/ 100 Feet Road, Vijaya Naga North Extension, Velachery Village, now Velachery Talu (formerly Mambalam – Guino Taluk)Chennai District -600042 City State Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UOM - Age of Building (In Years) No. of Room
375/3, Flat No.GB, Ground Floo KG Towers, No.Plots.30 and 30/ 100 Feet Road, Vijaya Naga North Extension, Velachery Village, now Velachery Talu (formerly Mambalam – Guind Taluk)Chennai District -600042 City CHENNAI State TAMILNADU - - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS
KG Towers, No.Plots.30 and 30/ 100 Feet Road, Vijaya Naga North Extension, Velachery Talu (formerly Mambalam – Guino Taluk)Chennai District -600042 City CHENNAI State TAMILNADU - - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS
Address and description of Property100 Feet Road, Vijaya Naga North Extension, Velachery Talu (formerly Mambalam – Guind Taluk)Chennai District -600042CityCHENNAIStateTAMILNADUDescription of PropertyFlatNature of Property (Plot/Flat, etc.)FLATArea of Property(in sq. feet)UDS 300 sqft CONST 850Sq.ftUOM-Age of Building (In Years)21 YRSNo. of Room2
Address and description of PropertyNorth Village, now Velachery Talu (formerly Mambalam – Guind Taluk)Chennai District -600042CityCHENNAIStateTAMILNADUDescription of PropertyFlatNature of Property (Plot/Flat, etc.)FLATArea of Property(in sq. feet)UDS 300 sqft CONST 850Sq.ftUOM-Age of Building (In Years)21 YRSNo. of Room2
Address and description of PropertyVillage, now Velachery Talu (formerly Mambalam – Guind Taluk)Chennai District -600042CityCHENNAIStateTAMILNADUDescription of PropertyFlatNature of Property (Plot/Flat, etc.)FLATArea of Property(in sq. feet)UDS 300 sqft CONST 850Sq.ftUOM-Age of Building (In Years)21 YRSNo. of Room2
Address and description of Property (formerly Mambalam – Guinc Taluk)Chennai District -600042 City CHENNAI State TAMILNADU - - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS
Property Taluk)Chennai District -600042 City CHENNAI State TAMILNADU - - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS
City CHENNAI State TAMILNADU - - - - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS
State TAMILNADU - - Description of Property - Nature of Property (Plot/Flat, etc.) - Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
- - Description of Property - Nature of Property (Plot/Flat, etc.) Flat Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
Description of Property - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
Description of Property - Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
Description of Property Flat Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
Nature of Property (Plot/Flat, etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
etc.) FLAT Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
Area of Property(in sq. feet) UDS 300 sqft CONST 850Sq.ft UOM - Age of Building (In Years) 21 YRS No. of Room 2
UOM - Age of Building (In Years) 21 YRS No. of Room 2
Age of Building (In Years) 21 YRS No. of Room 2
No. of Room 2
No. of Bathroom 2
Specification of Property No. of Balcony NA
Boundary wall (if
available) NIL
Lift NA
Club House NIL
Gymnasium -
Amenities available Park -
Floor S+9
No. of floor in Building NIL
1.3 Kms Velachery KS Hospital
Hospital Unit of A4 Hospital
1.2 Kms London Montesso
School International School - IGCSE
0.21 km Mageshwari Nagar Bu
Bus stop Stop
2.4 Kms Velachery Railwa
Main Road Station
Distance from Key facilities(In Market/Shopping
Kms) Complex -
Society
Maintenance dues NIL
Encumbrances Known to Municipal Dues NIL















| | AssetRecor | nstructic | on Company(India) Ltd.

 | (Arcil) d | N_1165000MH | 200201 013/88/ | Woheito https:// | lauction arcil a | no in
 | Name of the | | |
 | | | |
 | | |
|---|--|---
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Arcil	Acting in its capac	ity as Truste	ee of various Arcil Trusts or, 29, Senapati Bapat Marg, Dadar (

 | · · · · | | | website. https:/ | //auction.arch.t |
 | Sr. Borrower/
No Co-Borrower/s | LAN No. &
Selling Bank | Trust
Name | Outstanding amount
as per SARFAESI
 | Possession
type and | Date of
Inspection | Type of
Property | Earnest Money
Deposit (EMD)
 | Reserve Price | |
| Premier ARC | Branch Office:1G, | 1st Floor, Co | entury Plaza, No.560-562, Anna Sala

 | i, Teynampet, | Chennai – 6 | | | |
 | Guarantor/s /
Mortgager/s | | | Notice dated
 | date | | and Area |
 | | E-Auction |
| | | | UCTION IN EXERCISES OF THE POW
SARFAESIACT) READ WITH RULES 6, 8

 | | | | | OF FINANCIAL / | ASSETS AND
 | 7. Mr. S
Dhanalakshmi | HHOMMIN00041692
Development | 2 Arcil-
SBPS-022- | Rs.1,13,61,849.51/- (Indian Rupees
One Crore Thirteen Lakh Sixty One
 | Physical
Possession | 07 & 14 of
March | Land 2400 Sq.ft
Constructed 1454 | Rs.4,02,500/-
(Rupees
 | Rs.40,25,000/-
(Rupees | • On
24.03.2025 |
| | | | Borrower (s) / Guarantor (s) / Mortgagor
acity as Trustee of various ArcilTrusts ("AF

 | | | | | |
 | | Credit Bank Ltd | IV-Trust | Thousand Eight Hundred Forty Nine
 | On | 2025 | Sq.ft GF-772 Sqft | Four Lakh Two
 | Forty Lakh | 04:30 PM |
| sold on "As is where is | ", "Ás is what is", "Wha | tever there is" | and "Without recourse basis" by way of on

 | line e-auction, fo | or recovery of o | utstanding dues of too | gether with further i | interest, charges | and costs etc.,
 | | | | and Fifty One Paisa Only) as on
05.02.2025 +further Interest thereon +
 | 08.11.2024 | | 252 Sqft Mcc+520
Sqft Rcc) FF-682 |
 | Twenty Five
Thousand | |
| | erms of the provisions
t) Rules, 2002 ("Rules" | | ization and Reconstruction of Financial As

 | ssets and Enfor | cement of Secu | urity InterestAct, 200 | 2 ("Act") read with | Rules6, 8 and 9 | of the Security
 | | | | Legal Expenses
 | | | Sqft |
 | Only) | |
| Name of the | | | Outstanding amount

 | Decession | | Turne of | | | Data 8
 | | | | operty owned by S DHANALAKSHMI- Al
V.R.B. Nagar, Minjur Village, Ponneri Talu
 | | | |
 | | |
| Sr. Co-Borrower/s | LAN No. &
Selling Bank | Trust
Name | Outstanding amount
as per SARFAESI

 | Possession
type and | Date of
Inspection | Type of
Property | Earnest Money
Deposit (EMD) | | Date &
Time of
 | | | | to 9, East By Plot No 22, and West By Plot
h to South on the Eastern Side : 60 Feet,
 | | | |
 | | |
| Guarantor/s /
Mortgager/s | Senning Bunk | Name | Notice dated

 | date | mapection | and Area | Deposit (Lind) | | E-Auction
 | Sub Registration Dist | | 40 Feel, North | in to South on the Eastern Side . 00 Peet,
 | North to South | on the wes | tern Side . 00 Feet. Wi | unin une Registration
 | IT DISTINCT OF CHIEF | Indinoitindiu |
| 1. Mr. J Ganesan | 403ZCT88632674
403ZCP88636192 | Arcil-Retail | Rs.43,12,446.97/- (Indian Rupees
Forty-Three Lakhs Twelve Thousand

 | Physical | 21 & 28 of | UDS 448 Sq.ft AND
CONS 703 Sq.ft | Rs. 2,25,800/-
(Rupees Two | | - On
07/03/2025
 | Pending Litigation | s known to ARCIL | | Nil
 | End | cumbrances | s/Dues known to AR | CIL NII
 | | |
| | Bajaj Housing | Loan
Portfolio | Four Hundred Forty-Six and Ninety-

 | On | February
2025 | CONS 703 Sq.it | Lakhs Twenty- | | 12.00 PM
 | | ission of Bid for Auc | tion | On or before 21-03-2025 before
 | | | | As mentioned
 | d in the BID doo | cument |
| | Finance Limited
(BHFL) | 042-E Trust | Seven Paisa) as on 09-12-2024 +
further Interest thereon + Legal

 | 08.08.2023 | | | Five Thousand
Eight Hundred | | н
 | Demand Draft to be
RTGS details | | MF : ARCII -5 | As mentioned in the Trust Name
BPS-022-IV TRUST A/C No : 05420350
 | | vable at Che | | le : HDFC0000291
 | Branch Addres | ss : GROUND |
| | | | Expenses

 | | | | Only) | Only) |
 | | | | S, NARIMAN POINT, MUMBAI, MAHARA
 | | | |
 | 1 | |
| | | | roperty owned by J GANESAN - SCHEI
0.797 and799/6C, New Survey No.799/6C

 | | | | | |
 | Name of Contact
person & number | | | 256 (mahesh.bangera@arcil.co.in) Karthi
yaraj@arcil.co.in)
 | keyan Jayavel - | 984141525 | i2 (karthikeyan.jayavel | @arcil.co.in)
 | | |
| District. Bounded a | follows: North by : | Property belo | ngs to Mr.Selavel Naicker South by : Pre
: East to West on the Northern side: 31

 | esently 20 feet F | Road East by : | Remaining Portion of | of the property belo | ongs to Premala | tha West by :
 | Name of the | | |
 | | | |
 | | |
| North to South on t | e Western side : 73.5 | feet And lying | within the Registration District of Chennai

 | North, Sub Regi | stration Distric | t of Ambattur and withi | n the Limits of Avad | di Municipality. |
 | Sr. Borrower/
No Co-Borrower/s | LAN No. &
Selling Bank | Trust | Outstanding amount
as per SARFAESI
 | Possession
type and | Date of | Type of
Property | Earnest Money
Deposit (EMD)
 | Reserve Price | Date &
Time of |
| | | | 48 Sq. ft. [Including Car Parking] outof the
nt Measuring 703 Sq. ft. in Ground /FirstFlo

 | | | | | | e.
 | Guarantor/s / | Sening Bank | Name | Notice dated
 | date | Inspection | and Area | Deposit (ENID)
 | | E-Auction |
| Pending Litigation | known to ARCIL | | Nil

 | Er | cumbrances/ | Dues known to ARC | CIL NII | |
 | Mortgager/s
8. Mr. Kokila S | HHOMCHE00054119 | Arcil- | Rs.1,78,59,901.44/- (Indian Rupees
 | Physical | 07 & 14 of | LAND: 1050 Sqft | Rs.4,36,000/-
 | Rs.43,60,000/- | - On |
| | ission of Bid for Aud | tion | On or before 06-03-2025 befo

 | | | | As mentione | d in the BID do | cument
 | | Development
Credit Bank Ltd | SBPS-022-
IV-Trust | One Crore Seventy Eight Lakh Fifty
Nine Thousand Nine Hundred One
 | Possession
On | March
2025 | SBUA:855 Sqft | (Rupees
Four Lakh
 | (Rupees
Forty Three | 25.03.2025
03:30 PM |
| Demand Draft to b
RTGS details | | | As mentioned in the Trust Nam
RETAIL LOAN PORTFOLIO-042-E-TRU

 | | yable at Cher | | h · HDEC bank | IESC Code : HD | EC0000542
 | | | | and Forty Four Paisa Only) as on
 | 15.03.2024 | 2020 | | Thirty Six
 | Lakh Sixty | |
| iti oo uetaiis | | | MILLS COMPOUND, SENAPATI BAPAT

 | | | | | 1 00 0000 . 115 | / 00000342
 | | | | 05.02.2025 +further Interest thereon +
Legal Expenses
 | | | | Thousand
Only)
 | Thousand
Only) | |
| Name of Contact
person & number | | | 256 (mahesh.bangera@arcil.co.in) Karth
yaraj@arcil.co.in)

 | ikeyan Jayavel | - 9841415252 | (karthikeyan.jayavel | @arcil.co.in) | |
 | | | | operty owned by KOKILAS - All the piece
er head tank etc with the right to construct of
 | | | |
 | | |
| | Vijayaraj -555 i | 7 14943 –(vija |

 | 1 | | | 1 | 1 |
 | Plot No 48, Situated | at Godhavari Nagar, | Ayyancherry, (| Comprised in old Survey No 76/6D1, and
 | 75/6D2, New s | urvey no 75 | /31 of Ayyancherry Vil | llage, Chengalpattu
 | u Taluk,Kanchipu | uram Dist and |
| Name of the
Borrower/ | LAN No. & | Trust | Outstanding amount

 | Possession | Date of | Type of | Earnest Money | | Date &
 | Feet South by : 35 fe | | Nest by : Plot | No.47 South by: Plot No.50 North by : 2
 | 3 FeetRoad Lir | ear Measur | ements for an extent | of 2100Sqft East
 | by: 60 Feet and | d West by : 60 |
| No Guarantor/s / | Selling Bank | Name | as per SARFAESI
Notice dated

 | type and
date | Inspection | Property
and Area | Deposit (EMD) | Reserve Price | E-Auction
 | Pending Litigations | | | Nil
 | En | cumbrances | s/Dues known to AR | CIL NII
 | | |
| Mortgager/s | H31BHLD0088169 | / Arcil-Retail | Rs.44,33,036.05 (Indian Rupees Forty

 | - Physical | 21 & 28 of | 416 Sq.ft of Carpet | Rs. 1.67,400/- | Rs. 16,74,000/ | - On
 | Last Date for subm | ission of Bid for Auc | tion | On or before 24-03-2025 befor
 | re 5.00 pm Bid | Increment | amount: | As mentioner
 | d in the BID doo | cument |
| Chellathirupath
Rasaiya | H31BHLT0095089/
H31BVPL0094759 | Loan | Four Lakhs Thirty-Three Thousand
Thirty-six and five Paisa Only) as on

 | Possession | February a | area, corresponding | (Rupees One | (Rupees | 07/03/2025
 | Demand Draft to be | | | As mentioned in the Trust Name
 | | able at Che | |
 | Dronob Addro | |
| Rasalya | Bajaj Housing | Portfolio
042-E Trust | 09-12-2024 + further Interest thereon

 | | | to 482 sq.ft of built up
area, Corresponding | | Sixteen Lakhs
Seventy-Four |
 | RTGS details | | | BPS-022-IV TRUST A/C No : 05420350
S, NARIMAN POINT, MUMBAI, MAHARA
 | | ined with : r | IDFC bank IFSC Cod | 10: HDFC0000291
 | Branch Addres | SSIGROUND |
| | Finance Limited
(BHFL) | | + Legal Expenses

 | | | to 595 Sq.ft of
saleable together | Thousand Four
Hundred Only) | |
 | Name of Contact | | | 256 (mahesh.bangera@arcil.co.in) Karthi
yaraj@arcil.co.in)
 | keyan Jayavel - | 984141525 | i2 (karthikeyan.jayavel | @arcil.co.in)
 | | |
| | | |

 | | | with undivide Share
of land of 107sg.f | | |
 | person & number | vijayaraj -500 r | 7 14345 -(Vija |
 | | | 1 |
 | | |
| | | | pperty owned by Chellathirupathi Rasai

 | | | | | |
 | Sr. Borrower/ | LAN No. & | Trust | Outstanding amount
as per SARFAESI
 | Possession
type and | Date of | Type of
Property | Earnest Money
 | Reserve Price | Date &
Time of |
| | | | SEE : All that piece and parcel of resider
et Area, corresponding to 482sg.ft. of built

 | | | | | |
 | No Co-Borrower/s
Guarantor/s / | Selling Bank | Name | Notice dated
 | date | Inspection | and Area | Deposit (EMD)
 | Reserve Fride | E-Auction |
| ft., out of the total la | nd arca 25557sq. ft., b | eing part of th | e Schedule "A" Property, in which the Ap

 | artment Building | Block is cons | tructed only through | the Developer and | d situated in Para | anur Village in
 | Mortgager/s
9. Mr. M Venkata | 403DLPFI567214. | Arcil-Retail | Rs.1,84,90,291.96/- (Indian Rupees
 | Physical | 07 & 14 of | UDS 300 Con 850 | Rs.5,80,000/-
 | Rs.58,00,000/- | - On |
| which the apartment | building block is const | ructed. Villag | b-Registration District of Chengalpattu, R
e: Paranur Survey Numbers: 103/1 (par

 | t), 103/2A (part) | , 103/2B, 103/ | 2C, 103/3A & 103/4 o | f Paranur Village. I | Extent in Sq.ft : | 25557 Sq. Ft.
 | Ganesh | 403DLPFI566130 | Loan | One Crore Eighty Four Lakh Ninety
 | Possession | March | | (Rupees Five
 | (Rupees | 25.03.2025 |
| | | | ge On the East: 103/3A (Part), 103/4 (Parl
art) & 103/2A (part) of Paranur Village

 |) & 103/3B (part |) of Paranur Vil | lage On the South: 1 | 03/2A (part), 103/2 | 2B (part), 103/2C | (part), 103/3A
 | | Bajaj Finance
Limited (BFL) | Portfolio-
042-D- | Thousand Two Hundred Ninety One
and Ninety Six Paisa) as on 05.02.2025 +
 | On
26.04.2024 | 2025 | | Lakhs eighty
Thousand
 | Fifty Eight
Lakhs Only) | 03.00 PM |
| | | |

 | | | | | |
 | | | |
 | | | |
 | | |
| Pending Litigation | s known to ARCIL | | Nil

 | Er | cumbrances/ | Dues known to ARC | IL NI | |
 | Description of the S | acurad Assathaing a | Trust | further Interest thereon + Legal Expenses
 | A flat measuring | 850 ca ft (i | | Only)
 | ng No. GB on the | Ground Floor |
| | s known to ARCIL
ission of Bid for Aud | tion | Nil On or before 06-03-2025 before

 | re 5.00 pm Bi | d Increment a | mount: | | d in the BID do | cument
 | in the building known | as "KG Towers", situa | uctioned: Pro | pperty owned by M VENKATA GANESH-
.30A, together with a 300 sq.ft., undivided
 | share, being ago | regate of: 11 | TEM 1: All that piece an | mmon areas), bearin
nd parcel of the vaca
 | ant land bearing | Plot No.30-A, |
| Last Date for subn
Demand Draft to b | ission of Bid for Aud
made in name of: | | Nil On or before 06-03-2025 befor As mentioned in the Trust Name

 | re 5.00 pm Bi
e column Pa | d Increment a
yable at Cher | mount:
nnai | As mentione | |
 | in the building known 100 FeetRoad, Vijay | n as "KG Towers", situa
va Nagar North Extensi | uctioned: Pro
ated at Plot No.
on, Velachery, | operty owned by M VENKATA GANESH-
 | share, being ago
b. 383 (part), Pat | regate of: <u>11</u>
ta No.7327, | EM1: All that piece ar
asper Patta Survey No | mmon areas), bearir
nd parcel of the vaca
5.383/3, situated at N
 | ant land bearing
No.137, Velache | Plot No.30-A,
ery Village now |
| Last Date for subn | ission of Bid for Aud
made in name of:
ACCOUNT NA | ME : ARCIL- | Nil On or before 06-03-2025 before

 | re 5.00 pm Bi
e column Pa
ST A/C No : 4 | d Increment a
yable at Cher
575000007298 | mount:
nnai
860 Maintained witi | As mentioned | |
 | in the building known
100 FeetRoad, Vijay
Velachery Taluk (forr
Land Comprised in S | n as "KG Towers", situa
va Nagar North Extensi
nerly Mambalam-Guin
urvey No.383/3 South | uctioned: Pro
ated at Plot No.
on, Velachery,
idy Taluk), Che
by : Approved | porty owned by M VENKATA GANESH-
30A, together with a 300 sq.ft., undivided
Chennai600 042, comprised in Survey NK
annai District, measuring an extent of 6415
Layout East by: 150 Feet Road West by:
 | share, being ago
5, 383 (part), Pat
5 sq.ft., or therea
Land Comprise | regate of: <u>I1</u>
ta No.7327, i
bouts out of
d in Survey | <u>FEM 1:</u> All that piece ar
asper Patta Survey No
8125 sq.ft., or thereab
Nos.375/2 380/3 86 3 | mmon areas), bearin
nd parcel of the vaca
5.383/3, situated at N
outs, the land being
380/6. Situated with
 | ant land bearing
No.137, Velache
g bounded on th
hin the Registrat | Plot No.30-A,
ry Village now
ne: North by :
tion District of |
| Last Date for subn
Demand Draft to b
RTGS details
Name of Contact | ission of Bid for Aud
made in name of:
ACCOUNT NA
Branch Addre
Mahesh Bange | ME : ARCIL-
ss : KAMALA
era – 9004173 | 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) Karth

 | re 5.00 pm Bi
e column Pa
ST A/C No : :
MARG, LOWE | d Increment a
yable at Cher
575000007298
R PAREL-4000 | mount:
nnai
160 Maintained wit
113 | As mentioned | |
 | in the building known
100 Feet Road, Vijay
Velachery Taluk (forr
Land Comprised in S
Chennai South and
Chennai 600 042, co | n as "KG Towers", situa
va Nagar North Extensi
nerly Mambalam-Guin
urvey No.383/3 South
the Sub-Registration D
mprised in Survey No.3 | uctioned: Pro
ated at Plot No.
on, Velachery,
idy Taluk), Che
by : Approved
District of Velac
375/1, Patta N | poprty owned by M VENKATA GANESH-
30A, together with a 300 sq.ft., undivided
Chennai600 042, comprised in Survey No
annai District, measuring an extent of 6415
I Layout East by: 150 Feet Road West by:
hery. ITEM NO.2: All that piece and part
0.6151, as per Patta Survey No.375/3, situ
 | share, being age
b. 383 (part), Pat
is q.ft., or therea
Land Comprise
cel of the vacant
ated at No.137, | regate of: II
ta No.7327,
bouts out of
d in Survey
land bearing
Velachery Vi | r <u>EM 1:</u> All that piece ar
asper Patta Survey No
8125 sq.ft., or thereab
Nos.375/2 380/3 86 3
g Plot No.30, 100 Feet
illage now Velachery Ta | nmon areas), bearin
nd parcel of the vaca
5.383/3, situated ath
louts, the land being
380/6. Situated with
t Road, Vijaya Naga
aluk (formerly Mamb
 | ant land bearing
No.137, Velache
g bounded on th
hin the Registrat
ar North Extensio
balam-Guindy Ta | Plot No.30-A,
ery Village now
ne: North by st
tion District of
on, Velachery
aluk), Chennai |
| Last Date for subn
Demand Draft to b
RTGS details
Name of Contact
person & number | ission of Bid for Aud
made in name of:
ACCOUNT NA
Branch Addre
Mahesh Bange | ME : ARCIL-
ss : KAMALA
era – 9004173 | Nil On or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT

 | re 5.00 pm Bi
e column Pa
ST A/C No : :
MARG, LOWE | d Increment a
yable at Cher
575000007298
R PAREL-4000 | mount:
nnai
160 Maintained wit
113 | As mentioned | |
 | in the building known
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era – 9004173 | Nil On or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) yaraj@arcil.co.in) Outstanding amount

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Branch Addre
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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) Karth
yaraj@arcil.co.in)

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Vijayaraj -9551
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ara – 9004173
714945 –(vija
Trust
Name | Nil On or before 06-03-2025 before As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated

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Possession
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Guarantor/s / | ission of Bid for Auc
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ACCOUNT NA
Branch Addre
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Vijayaraj -9551
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ss : KAMALA
era – 9004173
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Trust
Name
Arcil-Retail
Loan | Nil On or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand

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Type of
Property
and Area
Flat UDS Land area
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Earnest Money
Deposit (EMD)
Rs. 3,92,800/-
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Reserve Price
Rs.39,28,000/
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Vijayaraj -9551
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Finance Limited | ME : ARCIL-
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Trust
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Loan
Portfolio-
042-E- | Nil On or before 06-03-2025 before As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty Five Paisa Only) as on 05-02-2025 +

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Rs. 3,92,800/-
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Reserve Price
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Trust
Name
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Loan
Portfolio- | Nil On or before 06-03-2025 before As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty

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Mahesh Bange
Vijayaraj -9551
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and the Sub-Registration District of Velachet
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On or before 24-03-2025 befor
As mentioned in the Trust Name
RETAIL LOAN PORTFOLIO-042-D-TRU
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256 (mahesh.bangera@arcil.co.in) Karthi
yaraj@arcil.co.in)
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Mortgager/s
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– 393 sq.ft FF RCC
Roof - 711 Sq.ft
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Earnest Money
Deposit (EMD)
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and the Sub-Registration District of Velacher
Nil
On or before 24-03-2025 befor
As mentioned in the Trust Name
RETAIL LOAN PORTFOLIO-042-D-TRU
MILLS COMPOUND, SENAPATI BAPATI
256 (mahesh.bangera@arcil.co.in) Karthi
yaraj@arcil.co.in)
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– 393 sq.ft FF RCC
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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
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Thousand Five Hundred Ninety Nine
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30A, together with a 300 sq.ft., undivided
Chennai600 042, comprised in Survey Nk
anai District, measuring an extent of 615
Layout East by: 150 Feet Road West by:
chery. ITEM NO.2: All that piece and pare
io.6151, as per Patta Survey No.375/3, situ
the land being bounded on the: North by
mprised in Survey Nos.376 & 374. And Surv.
ands comprised in Survey No.380/2 Part,
g an extent of 12614 sq.ft, or thererabouts
and the Sub-Registration District of Velacher
Nil
On or before 24-03-2025 befor
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 0502/2025
+further Interest thereon + Legal Expenses
roperty owned by LAKSHMINARAYANA
gar 2nd Street at Keelkattalai Village Bou
and Sub Registration District of Pallavaram
Nil
On or before 21-03-2025 befor | share, being agg
share, being agg
sq.ft., or therea
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e and parce
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2025 | rEM 1: All that piece ar
asper Patta Survey NK
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Nos.375/2 380/3 86 3
g Plot No.30, 100 Feet
illage now Velachery TE
No.380/2 South by : L
.6151, as per Patta Su
in Survey Nos.375/3, 3
measuring an extent of
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ennai
LAND/Sq.ft 1458
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I of land measuring 25
road South by : Plot r
s/Dues known to AR(
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nd parcel of the vaca
383/3, situated ath
the land being
380/6. Situated with
Road, Vijaya Naga
aluk (formerly Mamt
and Comprised in S
rvey No. 380/3, mea
383 Part 371/2, Eas
f19029 sq.ft., or then
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Ras.eq.35,000/-
(Rupees Nine
Lakh Thirty
Five Thousand
Only)
220 sq.ft in plot no.3
no. 40 East by : Plo
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As mentioned | ant land bearing
No.137, Velache
g bounded on th
in the Registrat
ar North Extensis
balam-Guindy Te
jurvey No.371/1
hasuring an extent
stby: 150 Feet R
reabouts.
IFSC Code : HE
Reserve Price
Rs.93,50,000/-
((Rupees Ninety
Three Lakh
Fifty Thousand
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15 together with b
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ry Village now
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East by:
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Time of
E-Auction
2 24.03.2025
03:30 PM
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Duilding, Balaji
y : Plot no. 34.
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Last Date for subm Demand Draft to b RTGS details Name of Contact person & number Sr. Co-Borrower/s 3. Mr. Suresh Kumar S Description of the S All that piece and pa together with 393 st connections tobe er as per Patta No.517 total of Land is being and situated within tt Pending Litigation Last Date for subm Demand Draft to b RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantor/s /	ission of Bid for Auc made in name of: ACCOUNT NA Branch Addre Vijayaraj-9551 LAN No. & Selling Bank H403DHB0061127 H403DHB0061127 H403DHB0061128 Bajaj Housing Finance Limited (BHFL) ecured Asset being a ccel of a Residential FI . It., undivided share icomprised in Survey bounded on the Nortl e Sub Registration Dis s known to ARCIL ission of Bid for Auc e made in name of: ACCUNT NA Branch Addre Mahesh Bange Vijayaraj-9551	ME : ARCIL- ss : KAMALA ra - 9004173 714945 - (vija Trust Name Arcil-Retail Loan Portfolio- 042-E- Trust nuctioned: SC at, with the bu of Land, out of the owners of No.406/270 of by PlotNo.1 by PlotNo.1 by PlotNo.1 by PlotNo.1 by PlotNo.2 by Plot	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) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty Five Paisa Only) as on 05-02-2025 + further Interest thereon + Legal Expenses HEDULE 'A' PROPERTY iitup area of 711 Square Feet, bearing Fil he other Flats in the Premise, bearing Ploi Okiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, N garai and Registration District of South CM garai and Registration District of South Dy Road, N As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 2,55,89,8	re 5.00 pm Bi e column Pa ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession type and date Physical On 21-07-2023 at No, F-2, in the 0 Sq.it., along :No.55A, "Mang under the lay ou Vest by Plot No ennai Er re 5.00 pm Bi e column Pa ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession type and date	d Increment a yable at Cher 575000007298 RPAREL-4000 - 9841415252 Date of Inspection 21 & 28 of February 2025 cumbrances/ d Increment a yable at Cher 57500007298 RPAREL-4000 - 9841415252 Date of Inspection 21 & 28 of February	mount: Inai I60 Maintained witi I13 (karthikeyan.jayavel Type of Property and Area Flat UDS Land area – 393 sq.ft FF RCC Roof - 711 Sq.ft the Apartment known service connection, ar", comprised in R.S e No.DTP/L.O.136/73 Dues known to ARC mount: Inai I60 Maintained witi I13 (karthikeyan.jayavel Type of Property and Area Land 13833.38 Con 4111 (Ground floor-	As mentioner i HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs. 3,92,800/- (Rupees Three Lakh Ninety Two Thousand Eight Hundred Only) as "Sri Anantha P- security deposit, v .No.406/3-B, then 5, Tambaram Taluk 2L Nil As mentioner h : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs.15,60,000/- (Rupees	IFSC Code : HD Reserve Price Rs.39,28,000/ (Rupees Thrity Nine lakh Twenty Eight Thousand Only) admanabha Swa vater, sewerage R.S.No.406/3B3 s, Kanchipuram D d in the BID doo IFSC Code : HD IFSC Code : HD	Date & Time of E-Auction OT/03/2025 A 01.00 PM amy Nilayam", and drainage presently and District and the District and the Distri	in the building knowr 100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and 1 Chennai 600 042, co District, measuring an Lands comprised in S or thereabouts, the la Lands comprised in S Situated within the R Pending Litigation: Last Date for subm Demand Draft to bu RTGS details Name of Contact person & number Sr. Borrower/s J Guarantor/s / Mortgager/s 10. Mr. Lakshminarayanan R Description of the S Naga 2nd Street in c Situated within the Re Pending Litigation: Last Date for subm Demand Draft to bu RTGS details Name of Contact	as "KG Towers", situa a agar North Extensis merly Mambalam-Guin urvey No.383/3 South the Sub-Registration D mprised in Survey No.3 Survey No.381/1 West and being boundedon Survey No.379. And in a gistration District of Cl a known to ARCIL a known to ARCIL Mahesh Bange Vijayaraj -9551 CHNHL17000157 // CHNHL17000157 // CHNHL17000129 LAT Financial Services Secured Asset being is add S. no.284/1, T.S. nc egistration District of Cl a known to ARCIL S known to ARCIL Mahesh Bange CUNDT NA	Interface i	perty owned by M VENKATA GANESH- 30A, together with a 300 sq.ft., undivided Chennai600 042, comprised in Survey Nk anai District, measuring an extent of 6415 Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and part to 6151, as per Patta Survey No. 375/3, situ the land being bounded on the: North by prised in Survey Nos.376 & 374. And Surv- ands comprised in Survey No.380/2 Part, g an extent of 12614 sq.ft, or thererabouts and the Sub-Registration District of Velachet Nil On or before 24-03-2025 befor 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 05.02.0225 roperty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bou and Sub Registration District of Pallavaram Nil On or before 21-03-2025 befor As mentioned in the Trust Name tatil Loan Portfolio-058-B-Trust A/C Nic STOWERS, NARIMAN POINT, MUMBAI, 256 (mahesh.bangera@arcil.co.in) Karthi 204 (mahesh.bangera@arcil.co.in) Karthi 210 (Mahesh.bangera@arcil.co.in) Karthi 210 (Mahesh.bangera@arcil.co.in) Karthi 210 (Mahesh.bangera@arcil.co.in) Karthi 210 (Mahesh.bangera@arcil.co.in) Karthi	share, being agg share, being agg sq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or therea text of the vacant ated at No.137, ist and Comprise rey No.380/2 (pa South by:Lands Item Nos.1& II in ry Env re 5.00 pm Bid acolumn Pay ST A/C No : £ MARG, LOWER keyan Jayavel - Possession type and date Physical Possession On 31.07.2024 N R-All that piece nded on : North Env re 5.00 pm Bid a column Pay : 575000043; MAHARASHTI	regate of: <u>In</u> taNo.7327, <u>bouts out of</u> d in Survey land bearing Velachery Vi d in Survey land bearing Velachery Vi d in Survey d in Survey rt), Patta No comprised all totally add <u>umbrance</u> : <u>Increment</u> rable at Che 750000073 <u>PAREL-400</u> 984141525 Date of Inspection 07 & 14 of March 2025 ce and parce by : 20 feet <u>cumbrance</u> : <u>Increment</u> rable at Che 2025	TEM 1: All that piece ar asper Patta Survey NK 8125 sq.ft, or thereab Nos.375/2 380/3 86 3 St25 sq.ft, or thereab Nos.375/2 380/3 86 3 g Plot No.30,100 Feet Illage now Velachery Ta Nos.380/2 South by : Li.6151, as per Patta Sui in Survey Nos.375/3, 3 measuring an extent of Nos.380/2 South by : Li.6151, as per Patta Sui in Survey Nos.375/3, 3 //Dues known to AR(amount: anount: and Area LAND/Sq.ft 1458 CON 900 I of land measuring 265 road South by : Plot r s//Dues known to AR(amount: and Area LAND/Sq.ft 1458 CON 900 I of land measuring 265 road South by : Plot r s//Dues known to AR(amount: annai tained with : HDFC I	mmon areas), bearir nd parcel of the vacc o.383/3, situated atth outs, the land being 380/6. 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Last Date for subm Demand Draft to b RTGS details Name of Contact person & number Co-Borrower/s Guarantors / Mortgager/s 3. Mr. Suresh Kumar S Description of the S All that piece and pa together with 393 st connections tobe er as per Patta No.517 total of Land is being and situated within ti Pending Litigation Last Date for subm Demand Draft to b RTGS details Name of Contact person & number Sr. Co-Borrower/s No Guarantor/s / Mortgager/s	ission of Bid for Auc made in name of: ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj-9551 LAN No. & Selling Bank H403DHB0061127 H403DHB0061128 Bajaj Housing Finance Limited (BHFL) ecured Asset being a rcel of a Residential FI Li, undivided share ioyedin commonwith & comprised in Survey bounded on the Nortl e Sub Registration Dis is known to ARCIL ission of Bid for Auc e made in name of: ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj-9551 LAN No. & Selling Bank	ME : ARCIL- ss : KAMALA ra – 9004173 714945 – (vija Trust Name Arcil-Retail Loan Portfolio- 042-E- Trust uctioned: SC at, with the bu of Land, out of the owners of No.406/270 of by Plot No. 1 trict of Neelan etion ME : ARCIL- ss : KAMALA ra – 9004173 714945 – (vija Trust Name Arcil-Retail	Nii On or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty Five Paisa Only) as on 05-02-2025 + further Interest thereon + Legal Expenses HEDULE 'A' PROPERTY iltup area of 711 Square Feet, bearing Flo On or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MII On or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 2,5589,807.16/- (Indian Rupees	re 5.00 pm Bi e column Pa ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession type and date Physical On 21-07-2023 at No, F-2, in the 00 Sq.it., along No.55A, "Mang No.55A, "Mang No.55A, "Mang St A/C No : : MARG, LOWEI ikeyan Jayavel Possession type and date Physical Physical Physical On St A/C No : :	d Increment a yable at Cher 57500007298 PAREL-4000 - 9841415252 Date of Inspection 21 & 28 of February 2025 e First Floor off with electricity alambikaiNag t approved vid 56 cumbrances/ d Increment a yable at Cher 57500007298 RPAREL-4000 - 9841415252	mount: Inai IGO Maintained with IGO Maintained with IGO Maintained with IGO Maintained with Type of Property and Area Flat UDS Land area - 393 sq.ft FF RCC Roof - 711 Sq.ft Inai IGO Maintained with IGO M	As mentioner h : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs. 3,92,800/- (Rupees Three Lakh Ninety Two Thousand Eight Hundred Only) as "Sri Anantha P- security deposit, w No.406/3-B, then I 5, Tambaram Taluk CIL NII As mentioner h : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs.15,60,000/-	IFSC Code : HD Reserve Price Rs.39,28,000/ (Rupees Thrity Nine lakh Twenty Eight Thousand Only) admanabha Swa vater, sewerage R.S.No.406/3B3 , Kanchipuram D d in the BID doo IFSC Code : HD Reserve Price Rs.	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And in a gistration District of Cl a known to ARCIL a known to ARCIL Mahesh Bange Vijayaraj -9551 CHNHL17000157 // CHNHL17000157 // CHNHL17000129 LAT Financial Services Secured Asset being is add S. no.284/1, T.S. nc egistration District of Cl a known to ARCIL S known to ARCIL Mahesh Bange CUNDT NA	Interface i	perty owned by M VENKATA GANESH- 30A, together with a 300 sq.ft., undivided Chennai600 042, comprised in Survey Nk anai District, measuring an extent of 615 Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and pare o.6151, as per Patta Survey No.375/3, situ the land being bounded on the: North by mprised in Survey No.376 & 374. And Surv. ands comprised in Survey No.380/2 Part, g an extent of 12614 sq.ft, or thererabouts and the Sub-Registration District of Velacher Nii On or before 24-03-2025 befor 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 fourther Interest thereon + Legal Expenses roperty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bou and Sub Registration District of Pallavaram Nii On or before 21-03-2025 befor As mentioned in the Trust Name etail Loan Portfolio-058-B-Trust A/C Ne S TOWERS, NARIMAN POINT, MUMBAI, 256 (mahesh.bangera@arcil.co.in) Karthi yaraj@arcil.co.in)	share, being agg share, being agg solution of the solution of the vacant ated at No.137, " Land Comprise tel of the vacant ated at No.137, " tel solution of the vacant item Nos.1& Ill in ry Environ Bid a column Pay ST A/C No : { MARG, LOWER keyan Jayavel – Possession type and date Physical Possession On 31.07.2024 N R-All that piecended on : North Environ Bid a column Pay : 5750000043: MAHARASHTI keyan Jayavel –	regate of: <u>In</u> taNo.7327, <u>bouts out of</u> d in Survey land bearing Velachery Vi d in Survey land bearing Velachery Vi d in Survey d in Survey rt), Patta No comprised all totally add <u>umbrance</u> : <u>Increment</u> rable at Che 750000073 <u>PAREL-400</u> 984141525 Date of Inspection 07 & 14 of March 2025 ce and parce by : 20 feet <u>cumbrance</u> : <u>Increment</u> rable at Che 2025	TEM 1: All that piece ar asper Patta Survey NK 8125 sq.ft, or thereab Nos.375/2 380/3 86 3 g Plot No.30, 100 Feet illage now Velachery TE No.380/2 South by : L .6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of survey Nos.	mmon areas), bearir nd parcel of the vacc o.383/3, situated atth outs, the land being 380/6. 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Andi na egistration District of Cl s known to ARCIL ission of Bid for Auce made in name of: ACCOUNT NA Branch Addre: Mahesh Bange Vijayaraj -9551 Secured Asset being pold S. no.284/1, T.S. nc egistration District of Cl s known to ARCIL ission of Bid for Auce a made in name of: ACCOUNT NA Services Secured Asset being gold S. no.284/1, T.S. nc egistration District of Cl s known to ARCIL ission of Bid for Auce a made in name of: ACCOUNT NA GROUND Extension Mahesh Bange Vijayaraj -9551 LAN No. &	Interior and the second secon	Nii Outstanding amount as per SARFAESI Notice dated Name District, or bergagardle dated with a solution of set solutis set solution of set solutio	share, being agg share, being agg souther and the second	regate of: IT taNo.7327, ibouts out of d in Survey land bearing Velachery Vi Velachery Velachery Vi Velachery Velachery	TEM 1: All that piece ar asper Patta Survey NK 8125 sq.ft, or thereab Nos.375/2 380/3 86 3 g Plot No.30, 100 Feet Illage now Velachery Ta No.380/2 South by : Li .6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of //Dues known to ARG amount: ennai 0812 Maintained wit 0013 2 (karthikeyan.jayavel Type of Property and Area LAND/Sq.ft 1458 CON 900 el of land measuring 25 road South by : Plot r solution of the south of the south of the amount: ennai ca South by : Plot r solution of the south of	Immon areas), bearin nd parcel of the vace .383/3, situated ath the land being 380/6. 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Sale Deed No. 6	IFSC Code : HD Reserve Price Rs.39,28,000/ (Rupees Thrity Nine lakh Twenty Eight Thousand Only) admanabha Swa vater, sewerage R.S.No.406/3B3 c, Kanchipuram D d in the BID doo IFSC Code : HD Reserve Price Rs. 1,56,00,000/- (Rupees One crore Fifty six Lakh Only) ate 6699 of 1995 An	Date & Time of E-Auction OT/03/2025 & 01.00 PM or/03/2025 Comment FC0000542 Date & Time of E-Auction On 07/03/2025 OA:00 PM Comment	in the building knowr 100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and 1 Chennai 600 042, cc District, measuring an Lands comprised in S or thereabouts, the la Lands comprised in S Situated within the R Pending Litigation: Last Date for subm Demand Draft to bu RTGS details Name of Contact person & number Sr. Name of the Borrower/s I Mortgager/s 10. Mr. Last Date for subm Demand Draft to bu RTGS details Nagar 2nd Street in C Situated within the R Pending Litigation: Last Date for subm Demand Draft to bu RTGS details Name of Contact person & number	as "KG Towers", situa ra Nagar North Extensis ran Nagar North Extensis merly Mambalam-Guin myrised in Survey No.383/3 South the Sub-Registration District of Cf survey No.381/1 West and being bounded on survey No.381/1 West survey No.39. And in a egistration District of Cf known to ARCIL tission of Bid for Auce and a in name of: ACCOUNT NA Branch Addre: Mahesh Bange Vijayaraj -9551 CHNHL17000157 // CHNHL17000157 //	Interior Provided a Plot No. on, Velachery, (dy Taluk), Che by : Approved District of Velax 375/1, Patta N or thereabouts by: Land Com the North by: L and Com the North by: L	perty owned by M VENKATA GANESH- 30A, together with a 300 sq.ft., undivided Chennai600 042, comprised in Survey Nk anai District, measuring an extent of 6415 Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and part the land being bounded on the: North by prised in Survey No.376 & 374. And Surv- ands comprised in Survey No.380/2 Part, g an extent of 12614 sq.ft, or thererabouts and the Sub-Registration District of Velacher Nil On or before 24-03-2025 befor As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPATI 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 roperty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bou and Sub Registration District of Pallavaram Nil On or before 21-03-2025 befor As mentioned in the Trust Name stail Loan Portfolio-058-B-Trust A/C Nk 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	share, being agg share, being agg s, 383 (par), Pat isq.ft., or therea tand Comprise tel of the vacant ated at No.137, i.and Comprise rey No.380/2 (pa South by:Lands Item Nos.1& II in rey 1000000000000000000000000000000000000	regate of: In taNo.7327, ibouts out of d in Survey land bearing velachery Vi d in Survey rt), Patta No comprised all totally add umbrance: Increment 750000073 PAREL-400 984141525 Date of Inspection 07 & 14 of March 2025 ee and parce by : 20 feet cumbrances: Increment rable at Che 3586 Maint 2984141525 Date of Inspection 07 & 14 of Inspection 07 & 14 of March	TEM 1: All that piece ar asper Patta Survey NK 8125 sq.ft, or thereab Nos.375/2 380/3 86 3 8125 sq.ft, or thereab Nos.375/2 380/3 86 3 9 Plot No.30, 100 Feet Illage now Velachery Ta Nos.380/2 South by 1: L.6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of South by 1: L.6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of South by 1: L.6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of South by 1: L.6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of South by 1: L.6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of South by 1: L.6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of South by 1: L.6151, as per Patta Su in Survey Nos.375/3, 3 measuring an extent of South by 1: Constant in Survey Nos.375/3, 3 South South by 1: South by 1: Constant in South by 1: Constant in Survey Nos.375/3, 3 I LAND/Sq.ft 1458 CON 900 I of land measuring 25 road South by 1: Plot r s/Dues known to AR(armount: ennai tained with : HDFC I 2 (karthikeyan jayavel Type of Property and Area Type of Property and Area	Immon areas), bearir nd parcel of the vacc 0.383/3, situated with Road, Vijaya Nage aluk (formerly Mamt and Comprised in S rvey No.380/3, mea 383 Part 371/2, Eas f 19029 sq.ft., or ther CIL Nil As mentioned th : HDFC bank I I@arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) 520 sq.ft in plot no.3 no. 40 East by : Plo CIL Nil As mentioned IFSC Code : HDFC I@arcil.co.in) Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Six	ant land bearing No.137, Velache g bounded on th in the Registrat ar North Extensis balam-Guindy Ta suring an extent stby: 150 Feet R reabouts. d in the BID doo IFSC Code : HE Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousanc Only) I5 together with b th o. 36 West by d in the BID doo 20000542 Bran Reserve Price Rs.61,90,000/- (Rupees Sixty	Plot No.30-A, rry Village now ne: North by : ion District of on, Velachery, aluk), Chennai tof 3044 sq.ft., tor 3044 sq.ft.,
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Ut., undivided share loycoln common with esub Registration Dis known to ARCIL ission of Bid for Auc made in name of: ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj -9551 LAN No. & Selling Bank 19797600000046 FEDERAL BANK ecured Asset being a Survey N	ME : ARCIL- ss : KAMALA ra – 9004173 714945 – (vija Trust Name Arcil-Retail Loan Portfolio- 042-E- Trust uctioned: SC at, with the bu of Land, out of the owners of No.406/270 of by Plot No. 1 trict of Neelan ction ME : ARCIL- ss : KAMALA ara – 9004173 714945 – (vija Trust Name Arcil-Retail Loan Portfolio- 029-B- Trust uctioned: Pr o Old Survey	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) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty Five Paisa Only) as on 05-02-2025 + further Interest thereon + Legal Expenses HEDULE 'A' PROPERTY iitup area of 711 Square Feet, bearing Fli he other Flats in the Premise, bearing Plo Okiyam Thoraipakkam Village, covered 3-A, East by Plot No.55, South by Road, N garai and Registration District of South Ch 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) Karth yaraj@arcil.co.in) Sixteen Paisa Only) as on 05.02.2025 wotice dated Rs. 2,55,89,807.16/- (Indian Ru	re 5.00 pm Bi e column Pa ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession type and date Physical On 21-07-2023 at No, F-2, in the 0 Sq.it., along :No.55A, 'Mang under the lay ou Vest by Plot No ennai e column Pa ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession type and date Physical Possession type and date Boundaries as o f Radhika Kril	d Increment a yable at Cher 575000007298 RPAREL-4000 - 9841415252 Date of Inspection 21 & 28 of February 2025 cumbrances/ d Increment a yable at Cher 575000007298 RPAREL-4000 - 9841415252 Date of Inspection 21 & 28 of February 2025 cumbrances/ d Increment a yable at Cher 575000007298 RPAREL-4000 - 9841415252	mount: Inai I60 Maintained witt I13 (karthikeyan.jayaveli Type of Property and Area Flat UDS Land area - 393 sq.ft FF RCC Roof - 711 Sq.ft the Apartment known service connection, ar", comprised in R.S e No.DTP/L.O.136/73 Dues known to ARC mount: Inai I60 Maintained witt I13 (karthikeyan.jayaveli 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 er described in Rest : P hers North : Property	As mentioned h : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs. 3,92,800/- (Rupees Three Lakh Ninety Two Thousand Eight Hundred Only) as "Sri Anantha P. security deposit, w No.406/3-B, then I Stambaram Taluk CIL NII As mentioned h : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs.15,60,000/- (Rupees Fifteen Lakh Sixty Thousand Only) cocation Certifica d. Sale Deed No. 6	IFSC Code : HD Reserve Price Rs.39,28,000/ (Rupees Thrity Nine lakh Twenty Eight Thousand Only) admanabha Swa vater, sewerage R.S.No.406/3B3 c, Kanchipuram D d in the BID doo IFSC Code : HD Reserve Price Rs. 1,56,00,000/- (Rupees One crore Fifty six Lakh Only) ate 6699 of 1995 An	Date & Time of E-Auction OT/03/2025 & 01.00 PM or/03/2025 Comment FC0000542 Date & Time of E-Auction On 07/03/2025 OA:00 PM Comment	in the building knowr 100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and 1 Chennai 600 042, co District, measuring an Lands Comprised in S situated within the RR Pending Litigation: Last Date for subm Demand Draft to br RTGS details Name of Contact person & number Sr. Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Guarantor/s Mortgager/s 10. Mr: Last Date for subm Demand Draft to br RTGS details Name of the RTGS details Name of Contact person & number Co-Borrower/s Name of the Sr. Borrower/s Co-Borrower/s No Co-Borrower/s Name of the Sr. Borrower/s No Co-Borrower/s No Co-Borrower/s	as "KG Towers", situa ra Nagar North Extensis ran Nagar North Extensis merly Mambalam-Guin myrised in Survey No.383/3 South the Sub-Registration District of Cf survey No.381/1 West and being bounded on survey No.381/1 West survey No.39. And in a egistration District of Cf known to ARCIL tission of Bid for Auce and a in name of: ACCOUNT NA Branch Addre: Mahesh Bange Vijayaraj -9551 CHNHL17000157 // CHNHL17000157 //	Interior and Provided A Plot No. on, Velachery, dy Taluk), Che by : Approved District of Velach 375/1, Patta N or thereabouts by: Land Con the North by: L and Con the North b	Deprive owned by M VENKATA GANESH- 30A, together with a 300 sq.ft., undivided Chennai600 042, comprised in Survey No. anai Distric, measuring an extent of 6415 Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and parc to 6151, as per Patta Survey No. 375/3, situ the land being bounded on the: North by parised in Survey No. 376 & 374. And Surv- ands comprised in Survey No. 380/2 Part, and scomprised in Survey No. 380/2 Part, and the Sub-Registration District of Velached Nil On or before 24-03-2025 before 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 roperty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Boun and Sub Registration District of Pallavaran Nil On or before 21-03-2025 before As mentioned in the Trust Name and Sub Registration District of Pallavaran Nil On or before 21-03-2025 before As mentioned in the Trust Name atail Loan Portfolio-058-B-Trust A/C No S TOWERS, 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 Sity Five Lakh One Thousand Five Hundred Four and Forty Paisa Only) as on 05.02.2025 +further	share, being agg 383 (part), Pat Land Comprise Land Com	regate of: <u>In</u> taNo.7327, joouts out of of d in Survey land bearing velachery Vi d d in Survey land bearing velachery Vi d d in Survey d in Survey int, Patta No. comprised all totally ad umbrance: <u>Increment</u> 750000073 PAREL-400 984141525 Date of Inspection 07 & 14 of March 2025 e and parce by : 20 feet umbrance: <u>Increment</u> 784141525 Date of Inspection 984141525 Date of Inspection 07 & 14 of	TEM 1: All that piece ar asper Patta Survey NK 8125 sq.ft, or thereab Nos.375/2 380/3 86 3 St25 sq.ft, or thereab Nos.375/3 2 380/3 86 3 g Plot No.30,100 Feet Illage now Velachery Ta Nos.380/2 South by : Li.6151, as per Patta Sui in Survey Nos.375/3, 3 measuring an extent of Distribution of the set of the	Immon areas), bearir nd parcel of the vacc 5.383/3, situated atth outs, the land being 380/6. Situated with Road, Vijaya Naga aluk (formerly Mamt and Comprised in S rvey No.380/3, mea 383 Part 371/2, East f19029 sq.ft., or ther CIL Nil As mentioned The HDFC bank I (Rupees Nince CIL Nil Rs.9,35,000/- (Rupees Six Lakh Nineteen Thousand Rs.6,19,000/- (Rupees Six Lakh Nineteen Thousand	ant land bearing No.137, Velache g bounded on th in the Registrat ar North Extensis balam-Guindy Ta urvey No.371/1 asuring an extent stby: 150 Feet R reabouts.	Plot No.30-A, ry Village now ne: North by :: ion District of on, Velachery lauk), Chennai East by: of 3044 sq.ft. tod 404 sq.ft.
Last Date for subm Demand Draft to b RTGS details Name of Contact person & number Sr. Co-Borrower/s Guarantors / Mortgager/s 3. Mr. Suresh Kumar S Description of the S All that piece and pa together with 393 st connections tobe er 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. Co-Borrower/s Guarantor/s / Mortgager/s 4. Mr. Harish Nair Description of the S S.NO Extent 1 24 1/2 cents	ission of Bid for Auc made in name of: ACCOUNT NA Branch Addre Mahesh Bange Vijayaraj-9551 LAN No. & Selling Bank H403DHB0061127 H403DHB0061127 H403DHT0061128 Bajaj Housing Finance Limited (BHFL) ecured Asset being a cel of a Residential FI cel of a Residential FI residential FI cel of a Residential FI residential FI cel of a Residential FI residential FI	ME : ARCIL- ss : KAMALA ra – 9004173 714945 – (vija Trust Name Arcil-Retail Loan Portfolio- 042-E- Trust uctioned: SC at, with the bu of Land, out of the owners of No.406/270 of by Plot No. 1 trict of Neelan ction ME : ARCIL- ss : KAMALA ara – 9004173 714945 – (vija Trust Name Arcil-Retail Loan Portfolio- 029-B- Trust uctioned: Pr o Old Survey	Nii On or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 56,97,462.65 (Indian Rupees Fifty Six lakhs Ninety Seven Thousand Four Hundred Sixty Two and Sixty Five Paisa Only) as on 05-02-2025 + further Interest thereon + Legal Expenses HEDULE 'A' PROPERTY iltu parea of 711 Square Feet, bearing Fluid for total extent of Land measuring 275 he other Flats in the Premise, bearing Ploi ON or before 06-03-2025 befor As mentioned in the Trust Nam RETAIL LOAN PORTFOLIO-042-E-TRU MILLS COMPOUND, SENAPATI BAPAT 256 (mahesh.bangera@arcil.co.in) Karth yaraj@arcil.co.in) Outstanding amount as per SARFAESI Notice dated Rs. 2,55,89,807.16/- (Indian Rupees Two Crore Fifty Five lakh Eighty Nine Thousand Eight Hundred Seven and	re 5.00 pm Bi e column Pa ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession type and date Physical On 21-07-2023 at No, F-2, in the 0 Sq.it., along No.55A, "Mang under the lay ou West by Plot No ennai Er re 5.00 pm Bi e column Pa ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession Type and date Physical Possession ST A/C No : : MARG, LOWEI ikeyan Jayavel Possession On 15.05.2019	d Increment a yable at Cher 575000007298 PAREL-4000 - 9841415252 Date of Inspection 21 & 28 of February 2025 21 & 28 of February 2025 21 & 28 of February 2025 2025 2025 2025 2025 2025 2025 202	mount: Inai I60 Maintained witt I13 (karthikeyan.jayaveli Type of Property and Area Flat UDS Land area - 393 sq.ft FF RCC Roof - 711 Sq.ft the Apartment known service connection, ar", comprised in R.S e No.DTP/L.O.136/73 Dues known to ARC mount: Inai I60 Maintained witt I13 (karthikeyan.jayaveli 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 er described in Rest : P hers North : Property	As mentioned h : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs. 3,92,800/- (Rupees Three Lakh Ninety Two Thousand Eight Hundred Only) as "Sri Anantha P. security deposit, w No.406/3-B, then I Siti Anantha P. Security deposit, w No.406/3-B, then I As mentioned h : HDFC bank I @arcil.co.in) Earnest Money Deposit (EMD) Rs.15,60,000/- (Rupees Fifteen Lakh Sixty Thousand Only) cocation Certifica d. Sale Deed No. 6 roperty of Renuka of Aravindakshan	IFSC Code : HD Reserve Price Rs.39,28,000/ (Rupees Thrity Nine lakh Twenty Eight Thousand Only) admanabha Swa vater, sewerage R.S.No.406/3B3 c, Kanchipuram D d in the BID doo IFSC Code : HD Reserve Price Rs. 1,56,00,000/- (Rupees One crore Fifty six Lakh Only) ate 6699 of 1995 An	Date & Time of E-Auction OT/03/2025 & 01.00 PM or/03/2025 Comment FC0000542 Date & Time of E-Auction On 07/03/2025 OA:00 PM Comment	in the building knowr 100 FeetRoad, Vijay Velachery Taluk (forr Land Comprised in S Chennai South and 1 Chennai 600 042, co District, measuring an Lands Comprised in S situated within the Re Pending Litigation: Last Date for subm Demand Draft to bu RTGS details Name of Contact person & number Sr. Borrower/s No Co-Borrower/s No Guarantor Situated within the Re Pending Litigation: Last Date for subm Demand Draft to bu RTGS details Name of Contact person & number Sr. Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Co-Borrower/s No Guarantors Mortgager/s	as "KG Towers", situa a a agar North Extensis ana Nagar North Extensis ana Nagar North Extensis ana Nagar North Extensis mprised in Survey No. 383/3 South the Sub-Registration District of Cf sknown to ARCIL anabeing bounded on agistration District of Cf anabeing bounded on anabeing bounded o	Interior Provided a Plot No. on, Velachery, dy Taluk), Che by : Approved District of Velax 375/1, Patta N or thereabouts by: Land Con the North by: L lad measuring hennai South a standard south a standard south a standard south a standard south a ra = 9004173; 714945 - (vija) Trust Name Arcii- Retail- Loan Portfolio 58-B-Trust auctioned: Pro- balaji Nag hennai South a standard south a standard south a ction Immediate south a standard south a st	Deprty owned by M VENKATA GANESH- 30A, together with a 300 sq.ft., undivided Chennai600 042, comprised in Survey Nk anai District, measuring an extent of 6415 Layout East by: 150 Feet Road West by: chery. ITEM NO.2: All that piece and pare to 6151, as per Patta Survey No. 375/3, situ the land being bounded on the: North by pprised in Survey Nos.376 & 374. And Surv- ands comprised in Survey No.380/2 Part, g an extent of 12614 sq.ft, or thererabouts and the Sub-Registration District of Velache Nil On or before 24-03-2025 befor As mentioned in the Trust Name RETAIL LOAN PORTFOLIO-042-D-TRU MILLS COMPOUND, SENAPATI BAPATI 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 05.02.0205 further Interest thereon + Legal Expenses roperty owned by LAKSHMINARAYANA gar 2nd Street at Keelkattalai Village Bour and Sub Registration District of Pallavaram Nil On or before 21-03-2025 befor As mentioned in the Trust Name and Fifty Seven Paisa Only as on 05.02.0205 for or before 21-03-2025 befor As mentioned in the Trust Name etail Loan Portfolio-058-B-Trust A/C Nic 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	share, being agg share, being agg . 383 (par), Pat isq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or therea text of the vacant isq.ft., or therea isq.ft., or therea isq.ft., or therea isq.ft., or the vacant isq.ft., or the	regate of: 11 taNo.7327, bouts out of d in Survey land bearing Velachery Vi d d in Survey land bearing Velachery Vi d d in Survey and the survey in the survey comprised all totally ad umbrance: Increment 750000073 PAREL-400 984141525 Date of Inspection 07 & 14 of March 2025 e and parce by : 20 feet umbrance: Increment 7806 (Maint 2025 Date of Inspection 07 & 14 of Inspection 07 & 14 of Inspection 07 & 14 of Inspection 07 & 14 of	TEM 1: All that piece ar asper Patta Survey NK 8125 sq.ft, or thereab Nos.375/2 380/3 86 3 St25 sq.ft, or thereab Nos.375/3 2 380/3 86 3 g Plot No.30, 100 Feet Nos.30/102 South by : Li.6151, as per Patta Survey NK Nos.380/2 South by : Li.6151, as per Patta Survey Nos.375/3, 3 #/Dues known to AR(amount: amount: and Area 2(karthikeyan.jayavel Type of Property and Area LAND/Sq.ft 1458 CON 900 cl and measuring 255 rroad South by : Plot r s/Dues known to AR(amount: and Area LAND/Sq.ft 1458 CON 900 cl and measuring 254 (south sy it) and Area Id and measuring 254 (south sy it) and Area Id and measuring 255 (south sy it) and Area Id and measuring 254 (south sy it) and Area Id and measuring 255 (south sy it) and Area Id and measuring 252 (karthikeyan.jayavel Type of Property and Area Land 4400 Sqft Cor 1080 Sqft land Area Land 4400 Sqft Cor 1080 Sqft	Immon areas), bearir nd parcel of the vacc 5.383/3, situated atth outs, the land being 380/6. Situated with Road, Vijaya Naga aluk (formerly Mamt and Comprised in S rvey No.380/3, mea 383 Part 371/2, East f19029 sq.ft., or ther CIL Nil As mentioned Earnest Money Deposit (EMD) Rs.9,35,000/- (Rupees Nine Lakh Thirty Five Thousand Only) 520 sq.ft in plot no.3, no.40 East by : Plo CIL Nil As mentioned IBSC Code : HDFC I@arcil.co.in) Earnest Money Deposit (EMD) As mentioned IFSC Code : HDFC I@arcil.co.in) Rs.6,19,000/- (Rupees Six Lakh Nineteen Thousand Only)	ant land bearing No.137, Velache gbounded on th hin the Registrat ar North Extensis balam-Guindy Tie suring an extent stby: 150 Feet R reabouts. d in the BID door IFSC Code : HE Reserve Price Rs.93,50,000/- (Rupees Ninety Three Lakh Fifty Thousand Only) 55 together with b ot no. 36 West by couo0542 Bran Reserve Price Rs.61,90,000/- (Rupees Sixty One Lakh Ninety Thousand Only)	Plot No.30-A, rry Village now re: North by : tion District of on, Velachery, aluk), Chennai esst by: comment DFC0000542 Date & Time of E-Auction y 24.03.2025 03:30 PM d Suilding, Balaji y : Plot no. 34. Current

Last Date for submi	ission of Bid for Auc	tion	On or before 06-03-2025 befor	e 5.00 pm Bid	Increment a	amount:	As mentione	d in the BID do	cument					Itup area of 1080 Sq.Ft., con						
Demand Draft to be made in name of: As mentioned in the Trust Name column Payable at Chennai									ot No. 32 bounded on the : No											
RTGS details ACCOUNT NAME : Arcii-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 Name of Constant Methods Departs 0004172956 (unback because Constant) is in both the Registration District Situated within the Registration District Situated within the Registration District						os. 32 &t 33 Feet	t Road <u>Plot N</u>	0.37 bounded on the : North I	by:PlotNo.36											
Name of Contact person & number		ra – 9004173256 (m 714945 –(vijayaraj@	ahesh.bangera@arcil.co.in) Karthik arcil.co.in)	eyan Jayavel -	9841415252	2 (karthikeyan.jayavel@	@arcil.co.in)				ions known to ARCII	orKancheepurar	m and Sub R	gistration District of Sriperumb		ncumbrances	/Dues known to ARC			
	T 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				Name of Cont person & num	ct Mahesh Ba		3256 (mahe	h.bangera@arcil.co.in) Karthil			2 (karthikeyan.jayavel	@arcil.co.in)								
	Finance Limited (SHFL)	Portfolio Five 045-A Paisa Trust, Inter	Hundred Eighty and Ninety Six Only) as on 09/12/2024 + further rest thereon + Legal Expenses	On 21-10-2023	2025	Sqft	Lakhs Fifty Thousand Only)	Five Lakhs Only Only)		Name of Sr. Borrow No Co-Borrow	/ LAN No. & r/s / Selling Ban	Trust		utstanding amount as per SARFAESI	Possession type and	Date of Inspection	Type of Property	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of
			wned by ULAGANATHAN D built up area measuring 913 Sq.Ft.	inclusive of cor	nmon rights a	and benefits together w	ith 430 Sa.Ft. undi	ivided share of la	nd out of 2441	Guaranto				Notice dated	date		and Area			E-Auction
Sq.Ft., in door no.1 E Bounded on the Nor the Northern side : 4	Burma Tamilar Colony, r th by : Burma Tamilar (, 2nd Street, Thalaka Colony, 2nd Street, So n the Soutern side : 5	ncheri, Comrpised in Survey No12 outh by : Mr. Rangan's House and G 51 Feet North to South on the Ease	6,situated at Th Fround East by :	nalakanchery Road, West	v Village, Tambaram Ta b y: Mr.Durairaj House	luk, Kanceepurar and Ground <u>Adr</u>	m District and bo	ounded on the	12. Mr. Padma M	riya CHNHL170003 CHNHL170003 L&T Financia Services	62 Retail- I Loan Portfolio	Crore One Four Hur Six Paisa	436.26/- (Indian Rupees Three Lakh Thirty Three Thousand dred Thirty Six and Twenty Only) as on 05.02.2025 +further	Possession On	2025	Land 12447 sqft	Rs.9,00,000/- (Rupees Nine Lakhs Only)	Rs.90,00,000/- (Rupees Ninety Lakhs Only)	On 24.03.2025 05:00 PM
Pending Litigations			Nil			/Dues known to ARC				Description of	he Counted Accest he	58-B-Trust		thereon + Legal Expenses	hat sizes and s		t have in a site haaring	Dist No. 100 mass		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	RTGS details ACCOUNT NAME : Arcil Retail Loan Portfolio 045-A-Trust A/C No : 5750000024672 Maintained with : HDFC bank IFSC Code : HDFC0000291 Branch Addres GROUND FLOOR, EXPRESS TOWERS, NARIMAN POINT, MUMBAI, MAHARASHTRA 400021 Mane of Contact Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in)						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	janeyar Nagar comprised in S. Nos. 518/2 and 518/5B in No.56, at Kattrambakkam 'A' Village, Sriperumbudur Taluk, Kanchipuram District (Layout approved by DTCP, Chengalpattu Region						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		hengalpattu, Layout Planning Permit approval No.168/2014, dated 19.11.2014 by Director of Town & Country Planning) and Bounded on PlotNo.48 North by : Shop No.2 South by: PlotNo.47 Ea: y: Plot No.49, 50 & 51 West by : 30 feet road. Situated within the Registration District of Chengalpattu and Sub Registration District of Sriperumbudur.						statutory due	,etc., prior to submittin		auction adver	isement does not constitute an								
Anjaneyar Nagar cor Chengalpattu, Layou	it Planning Permitappro				stration Distri	ict of Sriperumbudur.	Pending Litigations known to ARCIL Nil Encumbrances/Dues known to ARCIL Nil					shall not be responsible in any way for any third-party claims/rights/dues. 6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for								
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									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



All that piece and parcel of the vacant land	
bearing Plot No.30-A, 100 Feet Road, Vijaya	
Nagar North Extension, Velachery, Chennai 600	
042, comprised in Survey No. 383 (part), Patta	
No.7327, as per Patta Survey No.383/3, situated	
at No.137, Velachery Village now Velachery	
Taluk (formerly Mambalam-Guindy Taluk),	
Chennai District, measuring an extent of 6415	
sq.ft., or thereabouts out of 8125 sq.ft., or	
thereabouts, the land being bounded on the:	
North by : Land Comprised in Survey	
No.383/3	
South by : Approved Layout	
East by : 150 Feet Road	
West by : Land Comprised in Survey	
Nos.375/2 380/3 86 380/6	
Situated within the Registration District of	
Chennai South and the Sub-Registration District	
of Velachery.	
ITEM NO.2	
All that piece and parcel of the vacant land	
bearing Plot No.30, 100 Feet Road, Vijaya Nagar	
North Extension, Velachery, Chennai 600 042,	
comprised in Survey No. 375/1, Patta No.6151,	
as per Patta Survey No.375/3, situated at	
No.137, Velachery Village now Velachery Taluk	
(formerly Mambalam-Guindy Taluk), Chennai	
District, measuring an extent of 9570 sq.ft., or	
thereabouts the land being bounded on the:	
North by : Land Comprised in Survey	
No.380/2	
South by : Land Comprised in Survey	
No.371/1	
East by : Lands Comprised in Survey	
No.381/1	
West by : Land Comprised in Survey	
Nos.376 & 374	
And Survey No.380/2 (part), Patta No.6151, as	
per Patta Survey No.380/3, measuring an extent	
of 3044 sq.ft., or thereabouts, the land being	
bounded on the North by: Lands comprised in	
Survey No.380/2 Part, South by: Lands	
comprised in Survey Nos.375/3, 383 Part 86	
371/2, East by: 150 Feet Road, West by: Lands	
comprised in Survey No.379.	
And in all admeasuring an extent of 12614 sq.ft.,	
or thererabouts Item Nos.I & II in all totally	



Ref No. Arcil/Retail/Chennai/FY-2024-25 Date : 20.02.2025

TERMS AND CONDITIONS OF INVITATION AND SALE

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

acting in its capacity as Trustee of Arcil.Retail Loan Portfolio.042.D. Trust set up in respect of financial assistance pertaining to M VENKATA GANESH.

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 - 20.01.2022 under section 13(2) of the Securitisation Act calling upon the Borrower (M VENKATA GANESH) to pay the secured debet of of Rs. 18490291.96 (Indian Rupees One Core Eighty Four Lakh Ninety Thousand Two Hundred Ninety One and Ninety six 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 20.01.2022, 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 –M VENKATA GANESH Description and full particulars of the Secured Assets

Sr. No	Description of the mortgaged property/ties	Reserve Price (Rs.)	Earnest Money Deposit(EMD)
1	A flat measuring 850 sq.ft., (inclusive of share in common areas), bearing No. GB on the Ground Floor in the building known as "KG Towers", situated at Plot No.30A, together with a 300 sq.ft., undivided share, being aggregate of:	Rs.58,00,000 /- (Indian Rupees. Fifty Eight Lakhs OnlyOnly)	Rs. 5,80,000/- (Indian Rupees. Five Lakhs eighty Thousand Only Only)



All that piece and parcel of the vacant land	
bearing Plot No.30-A, 100 Feet Road, Vijaya	
Nagar North Extension, Velachery, Chennai 600	
042, comprised in Survey No. 383 (part), Patta	
No.7327, as per Patta Survey No.383/3, situated	
at No.137, Velachery Village now Velachery	
Taluk (formerly Mambalam-Guindy Taluk),	
Chennai District, measuring an extent of 6415	
sq.ft., or thereabouts out of 8125 sq.ft., or	
thereabouts, the land being bounded on the:	
North by : Land Comprised in Survey	
No.383/3	
South by : Approved Layout	
East by : 150 Feet Road	
West by : Land Comprised in Survey	
Nos.375/2 380/3 86 380/6	
Situated within the Registration District of	
Chennai South and the Sub-Registration District	
of Velachery.	
ITEM NO.2	
All that piece and parcel of the vacant land	
bearing Plot No.30, 100 Feet Road, Vijaya Nagar	
North Extension, Velachery, Chennai 600 042,	
comprised in Survey No. 375/1, Patta No.6151,	
as per Patta Survey No.375/3, situated at	
No.137, Velachery Village now Velachery Taluk	
(formerly Mambalam-Guindy Taluk), Chennai	
District, measuring an extent of 9570 sq.ft., or	
thereabouts the land being bounded on the:	
North by : Land Comprised in Survey	
No.380/2	
South by : Land Comprised in Survey	
No.371/1	
East by : Lands Comprised in Survey	
No.381/1	
West by : Land Comprised in Survey	
Nos.376 & 374	
And Survey No.380/2 (part), Patta No.6151, as	
per Patta Survey No.380/3, measuring an extent	
of 3044 sq.ft., or thereabouts, the land being	
bounded on the North by: Lands comprised in	
Survey No.380/2 Part, South by: Lands	
comprised in Survey Nos.375/3, 383 Part 86	
371/2, East by: 150 Feet Road, West by: Lands	
comprised in Survey No.379.	
And in all admeasuring an extent of 12614 sq.ft.,	
or thererabouts Item Nos.I & II in all totally	



All that piece and parcel of the vacant land	
bearing Plot No.30-A, 100 Feet Road, Vijaya	
Nagar North Extension, Velachery, Chennai 600	
042, comprised in Survey No. 383 (part), Patta	
No.7327, as per Patta Survey No.383/3, situated	
at No.137, Velachery Village now Velachery	
Taluk (formerly Mambalam-Guindy Taluk),	
Chennai District, measuring an extent of 6415	
sq.ft., or thereabouts out of 8125 sq.ft., or	
thereabouts, the land being bounded on the:	
North by : Land Comprised in Survey	
No.383/3	
South by : Approved Layout	
East by : 150 Feet Road	
West by : Land Comprised in Survey	
Nos.375/2 380/3 86 380/6	
Situated within the Registration District of	
Chennai South and the Sub-Registration District	
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North Extension, Velachery, Chennai 600 042,	
comprised in Survey No. 375/1, Patta No.6151,	
as per Patta Survey No.375/3, situated at	
No.137, Velachery Village now Velachery Taluk	
(formerly Mambalam-Guindy Taluk), Chennai	
District, measuring an extent of 9570 sq.ft., or	
thereabouts the land being bounded on the:	
North by : Land Comprised in Survey	
No.380/2	
South by : Land Comprised in Survey	
No.371/1	
East by : Lands Comprised in Survey	
No.381/1	
West by : Land Comprised in Survey	
Nos.376 & 374	
And Survey No.380/2 (part), Patta No.6151, as	
per Patta Survey No.380/3, measuring an extent	
of 3044 sq.ft., or thereabouts, the land being	
bounded on the North by: Lands comprised in	
Survey No.380/2 Part, South by: Lands	
comprised in Survey Nos.375/3, 383 Part 86	
371/2, East by: 150 Feet Road, West by: Lands	
comprised in Survey No.379.	
And in all admeasuring an extent of 12614 sq.ft.,	
or thererabouts Item Nos.I & II in all totally	



admeasuring an extent of 19029 sq.ft., or thereabouts. Situated within the Registration District of Chennai South and the Sub-Registration District of Velachery			
TOTAL	Rs.58,00,000 /- (Indian Rupees. Fifty Eight Lakhs Only Only)	Rs. 5,80,000/- (Indian Rupees, Five Lakhs eigh Thousand Only Only)	ty

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

Sr. No.	Activity	Indicative Date
1	Collection of TERMS OF INVITATION AND SALE from Arcil office	From <mark>20.02.2025</mark> to <mark>24.03.2025 before 5.00pm</mark> from 10 am to 5 pm <mark>25.03.2025</mark> before <mark>03.00 PM</mark>
2	Site visits	On <mark>07 & 14 of March 2025</mark> from 10 am to 5 pm
3	Submission of the Offer along with the EMD	From <mark>20.02.2025</mark> to <mark>24.03.2025 before 5.00pm</mark> from 10 am to 5 pm
4	Date and time of opening of the Offer	On <mark>25.03.2025</mark> before <mark>03.00 PM</mark>
5	Venue for opening of Offer	CHENNAI
6	Inter se bidding (E- auction), if required	[•]

3. Encumbrances/liabilities known to Arcil:

Sr No.	Particulars	Amount in Crore
1.	Income Tax	
2.	VAT	
3.	Public Deposits	
4.	TDS	
5.	CST	
6.	ESIC	
7.	Custom Duty	
8.	PF	
9.	Profession Tax	
10.	Service Tax	



Total

Sources of information:

NIL.

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

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

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

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

For Asset Reconstruction Company (India) Ltd Authorized Officer Date: 25.03.2025

TERMS AND CONDITIONS OF INVITATION AND SALE

- The persons interested in submitting quotations/offers on "As is where is, As is what is and Whatever there is" basis shall submit offers (such person giving the quotation/offer is herein after referred to as "Offeror" and the quotation/offer given is hereinafter referred to as "Offer") for purchase of the Secured Asset.
- 2. The Offers should be submitted only in the prescribed Offer Form given in the Schedule I hereto and should be accompanied by the Declaration given in Schedule II. The Offeror would be required to submit the credit worthiness of its net worth, in the form and manner acceptable to Arcil. The Offers in duly completed Offer Form, the Declaration and the Demand Draft/Pay Order/ NEFT/



RTGS drawn on a scheduled Bank in favour of **"Arcil.Retail Loan Portfolio.042.D. 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 "M VENKATA GANESH" 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 03.00 PM. Any Offer not in the prescribed Offer Form or submission of any incorrect information may be treated as invalid and no correspondence shall be entertained any further by Arcil in this behalf.

All the Offers submitted must be accompanied by the Earnest Money Deposit as stated above by way of pay-order/demand draft drawn on a Scheduled Bank in favour of "Arcil.Retail Loan Portfolio.042.D. Trust" payable at Chennai. The EMD shall be returned to the unsuccessful Offerors within 7(seven) working days of the date of auction however all tenderers/Offerors shall keep their tender/Offer valid/open for acceptance for a period of 30 (Thirty) days from the date of auction. The EMD shall not carry any interest, in case refund of EMD is delayed for any reason whatsoever. The EMD shall not be refundable in case of a successful Offer and shall be adjusted against the purchase consideration.

- 3. The Offerors who are interested in inspection of the Secured Assets may contact the Authorised Officer by giving at least 2 (two) working days' advance notice to the Authorised Officer for a site visit on <u>07 & 14 of March 2025from (10 am to 5 pm).</u> The person deputed for inspection by the Offeror should carry with him/them appropriate authorizations on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused. It is to be noted that not more than one inspection per Offeror shall not entitle such Offeror for a reschedulement of the inspection of the Secured Assets, unless otherwise desired or agreed upon by Arcil.
- 4. The Authorised Officer will evaluate the Offers received from the prospective buyers/Offerors and the decision of Arcil/Authorised Officer in this regard shall be final and binding on the Offer. By accepting this document, the Offerorundertakes not to question, challenge, raise issues in any court of law, tribunal or forum relating to the sale of the Secured Assets.
- 5. Any discussions or any clarifications sought with respect to an Offer will not constitute, nor should be construed to mean, an invitation or commitment by the Authorised Officer/Arcil to enter into any agreement, undertaking or covenant with the Offeror in relation to the sale of the Secured Assets. It is clarified that no unsolicited correspondence, of any nature, shall be entertained by the Authorised Officer/Arcil is not obliged to respond to questions or to provide clarifications sought by the Offer.
- 6. The Offer shall be opened and thereafter, each Offeror including online participants will be allotted a user ID and password for the E-auction and the Offerors may be invited to raise/revise their Offer upwards in the inter-se bidding to be held after opening all the bids on 25.03.2025. Such inter-se bidding to start from 03.00 PM



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

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

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

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

- 8. The successful Offeror shall be required to pay minimum 25% of the purchase consideration immediately or latest by next working day by handing over the Demand Draft/Pay Order/ NEFT/ RTGSin favour of "Arcil.Retail Loan Portfolio.042.D. Trust" payable at Chennai and the balance 75% of the purchase consideration within 15 (fifteen) days therefrom or such period as may be agreed upon with Arcil. In the event of any default in payment of purchase consideration in full, or if the sale is not completed by reason of any default on the part of the successful Offeror or for reasons beyond the control of the Authorised Officer/Arcil, the Authorised Officer shall be entitled to forfeit all the moneys/purchase consideration including EMD paid by the successful Offeror and put up the Secured Assets for resale/disposal. Further, all costs, charges and expenses (in whatever nature including legal and other fees) incurred by Arcil, on account of such resale, shall be borne by the defaulting successful Offeror(s) who shall also be bound to make good any deficiency arising on such resale. However, such defaulting successful Offeror(s) shall neither be entitled to make any claim against Arcilin the event the Secured Assets is put up for resale on the terms and conditions as may be decided by Arcil in its own discretion
- 9. Arcil will obtain a certificate from an independent agency / vendor with respect to Successful bidder/ Offeror whether such Successful bidder is compliant of S -29A of IBC, 2016. Upon such successful bidder/ Offeror is found non compliant of the S -29A, then Arcil shall have every right to cancel the auction and refund the amount deposited by such successful bidder.
- The contract shall be treated as having been entered into as soon as the "Letter of Confirmation of Sale" is issued by the Authorised Officer of Arcil to the highest successful Bidder/Offeror. If such bidder is found compliant under S -29 A of IBC.



- 11. The adjudication of stamp duty, payment of stamp duty, registration charges, cess, GST (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Assets shall be borne by the successful Offeror. Non-payment of any of such costs shall entail Arcil to take such steps to repossess the Secured Assets and put up the same for resale under applicable law.
- 12. The Offeror shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source (TDS), as applicable under the Section 194-IA and Section 206C(1H) of the Income Tax Act, 1961 for the sale of immovable and movable assets respectively and shall furnish a certificate of deduction of TDS in Form 16 to Arcil. Such TDS shall be considered a part of the Offer made by the Offeror. The successful bidder may obtain a copy of the PAN of the borrower from the authorized officer post confirmation of the sale in his/ its favour.
- 13. The transfer of the Secured Assets to the successful Offeror shall be effected by the Authorised Officer by execution of the Sale Certificate as per the format given in Schedule IV hereto in accordance with the Security Interest (Enforcement) Rules, 2002. It is hereby agreed that issuance of Sale Certificate in terms of the foregoing shall take place only upon receipt and realisation from the successful Offeror of the entire purchase consideration, and execution of Deed of Indemnity and receipt of deduction of TDS in Form 16B as detailed in Paragraph 12, as stipulated below, and such other documents as may be deemed necessary by the Authorised Officer, including adjudication and payment of stamp duty by successful Offeror, and compliance of the terms, *in toto*, of the bid documents.
- 14. From the date of execution of Sale Certificate of the Secured Assets, the successful Offeror shall be liable for all future litigations and liabilities with respect to the Secured Assets along with the risks and costs as regards any loss or damage to the Secured Assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever shall be that of the successful Offeror and neither Arcil nor the Authorised Officer shall be liable for any such loss or damages.
- 15. The successful Offeror(s) shall be required to give an indemnity as per Schedule Illand keep Arcil indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Arcil for the enforcement of this indemnity), which Arcil may suffer as a result of any failure on part of the successful Offeror in complying with the terms hereof or any third party interested in the Secured Assets and to meet and clear any such liabilities, encumbrances and dues or any claim, proceedings, litigations, made by any person related or unrelated to the Secured Assets in respect of such liabilities, encumbrances and dues. In no event, shall Arcilbe liable for any loss for the transactions by business, revenues, profit, costs direct and incidental, consequential or punitive damages of any claim.
- 16. The Authorised Officer/Arcil does not make any representation as to the correctness, validity or adequacy, sufficiency or otherwise of any information set-out herein, including the information pertaining to the liabilities, encumbrances and dues. The Offerors, in order to protect their individual interests, are advised to verify the Secured Assets, conduct due diligence at their own costs in respect of



the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders to their satisfaction before submitting the Offers. Any Offer made shall be deemed to have been submitted after complete satisfaction of title thereto and or all claims thereagainst and only upon having conducted due & proper inspection of the Secured Assets, and hence the Offeror shall not be entitled to make any claim or requisition or raise any query/objection vis-à-vis Authorised Officer/Arcil as to the title or condition of the Secured Assets or any part thereof or any dues/taxes/levies irrespective as to whether disclosed or undisclosed.

- 17. All the conditional and contingent Offers shall be treated as invalid.
- 18. All Schedules referred herein shall form an integral part of the Terms and Conditions of Invitation and Sale.
- 19. The successful Offeror(s) shall be bound by the regulations of the local/any other authority, as applicable in regard to the use of the Secured Assets in question. The successful Offeror(s) shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority and/or under the Provisions of the Urban Land (Ceiling & Regulation Act) if any required, from the concerned authorities, departments, entities under relevant laws, bye laws, acts, rules, regulations, notifications. Neither Arcil nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the assets offered for sale.
- 20. The bidders/offerers should satisfy themselves on the title, ownership, and statutory approvals etc. before participating in the auction. Arcilshall not be liable for any dues/charges including outstanding water/service charges, transfer fees, contribution to the building repair fund, electricity dues, dues / arrears of the Municipal Corporation/local authority/society/builder, land & development office dues, statutory dues, taxes and/or dues of any other nature, if any, in respect of the Secured Asset. Arcildoes not undertake any responsibility to procure any permission/license etc. in respect of the Secured Asset offered for sale.
- 21. The Offeror shall not be entitled to withdraw or\ cancel Offer once submitted.
- 22. The Authorised Officer reserves its right to reject any or all Offers without assigning any reason and in case all the Offers are rejected, either to hold negotiations with any of the Offeror or sell the Secured Assets through different mode with any of the Offeror or any other party/parties or invite fresh Offers or through any other process. The Authorised Officer also reserves its right to cancel/defer this sale process or amend/modify/delete the terms and conditions of sale without assigning any reason thereof case and shall have right to issue addendum/corrigendum as required at any stage before confirmation of the sale and in that event, in his/her absolute discretion, to follow a different method for sale of the Secured Assets or to adopt or resort to any other remedy available to it for recovery of its dues. The decision of the Authorized Officer shall be final and binding on all the Offerors.



- 23. All costs, expenses and liabilities incurred by each Offeror in connection with the transaction, including (without limitation) in connection with due diligence, preparation and/or submission of the Offers, including fees and expenses of its own advisors, if any, shall be borne and paid by such Offeror, whether its Offer is accepted or rejected for any reason, and Arcil does not assume any liability whatsoever in this connection.
- 24. If the dues of the Secured Creditor secured by the Secured Assets put up for sale together with all costs, charges and expenses incurred by Arcil are tendered to the satisfaction of Arcil by or on behalf of the Borrower or guarantor(s) at any time before the date fixed for sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.
- 25. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation Act and the rules framed thereunder.
- 26. The information in respect of the said Secured Assets and dues specified hereinabove have been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.
- 27. The Offeror/successful Offeror(s) shall furnish to the satisfaction of Arcil, information regarding the source of its funds (direct or indirect). Any falsehood, inaccuracy or incompleteness in this regard in any respect by an Offeror/successful Offeror(s), shall lead to disqualification of such Offeror.
- 28. Removal of encroachments and/or unauthorized tenants/constructions, if any, on the Secured Assets as also resolution of the pending litigation including any title dispute if any in respect of the Secured Assets shall be the sole responsibility of the successful Offeror (s) and Arcil does not undertake any responsibility in this regard.
- 29. Disputes, if any, shall be subject to jurisdiction of Mumbai/Chennai/ Courts/Tribunals only.
- 30. Any expenses (by whatever name called) incurred towards moving, handling, relocating, transporting demarcation, in respect of any action related to the Secured Assets and any other incidental expenses including insuring labourers for the same shall be borne by the successful Offeror (s) and Arcil shall not be liable for the same.
- 31. The Offeror shall comply with the requirements of the internal KYC Policy of Arcil.

In acceptance:

Signature and Seal of the Offeror:



Schedule I OFFER FORM

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

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

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



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

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

Drawn On Bank [•] Payable at [•]

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

Date:[•]

Schedule II DECLARATION

To,

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

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

Dear Sirs,

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

I/We further declare that I/We intend to purchase the Secured Assets from the Authorised Officer of Arcil acting in its capacity as Trustee of **Arcil.Retail Loan Portfolio.042.D. Trust** set up in respect of the Secured Assets pertaining to MR.**M VENKATA GANESH**", 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)

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

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

In favour of:

Asset Reconstruction Company (India) Limited, is a company incorporated under the Companies Act, 1956 and registered asSecuritisationand Asset Reconstruction Company with Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ("Securitisation Act") and having its registered office at The Ruby, 10th floor, 29, SenapatiBapatMarg, Dadar (West), Mumbai- 400 028, in the state of Maharashtra, India (hereinafter referred to as "Arcil" which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and assigns and whether acting as such or in its capacity as trustee of Arcil.Retail Loan Portfolio.042.D. Trust]set up in respect of financial assistance pertaining M VENKATA GANESH.

- <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.M VENKATA GANESH.
- **B.** Whereas the Authorized Officer of Arcilconfirmed offer on behalf of Arcil in favour of -----

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

- <u>C.</u> Whereas as covenants of the Documents for Terms of Invitation and Sale ("**Bid Document**") and 'sale certificate' state that "The adjudication of stamp duty, payment of stamp duty, registration charges, (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Assetsshall be borne by the Purchaser. Non-payment of stamp duty under prevailing laws, rules and regulations notifications shall entail Arcil to take such steps to repossess the Secured Assets and put up the same for sale under applicable law."
- A. Whereas the Bid Document and sale certificate further state that "the said assets are being sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" and non-recourse basis. Further, Arcil does not accept/undertake any



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

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

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the premises, the Purchaser viz.

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

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

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

Signed and delivered by: Purchaser

Address:

1Retain as applicable

Commented [AN1]: To retain as applicable



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			
	No			
1	[•]	[•]	[•]	[•]

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

Commented [AN2]: To retain as applicable



List of encumbrances: No other encumbrances known

The Scheduled Property are being sold strictly on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" and non-recourse basis [with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors] / [free from all encumbrances]3in respect of the above financial facilities including interest thereon as against the Secured Assets). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Scheduled Property and if payable in law/ attachable to the Scheduled Property /sale proceeds by reason of the sale of the Scheduled Property, shall be the sole responsibility of and to the account of the Purchaser.

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

DESCRIPTION OF THE SECURED ASSETS

A flat measuring 850 sq.ft., (inclusive of share in common areas), bearing No. GB on the Ground Floor in the building known as "KG Towers", situated at Plot No.30A, together with a 300 sq.ft., undivided share, being aggregate of:

All that piece and parcel of the vacant land bearing Plot No.30-A, 100 Feet Road, Vijaya Nagar North Extension, Velachery, Chennai 600 042, comprised in Survey No. 383 (part), Patta No.7327, as per Patta Survey No.383/3, situated at No.137, Velachery Village now Velachery Taluk (formerly Mambalam-Guindy Taluk), Chennai District, measuring an extent of 6415 sq.ft., or thereabouts out of 8125 sq.ft., or thereabouts, the land being bounded on the:

North by : Land Comprised in Survey No.383/3

South by : Approved Layout

East by : 150 Feet Road

West by : Land Comprised in Survey Nos.375/2 380/3 86 380/6

Situated within the Registration District of Chennai South and the Sub-Registration District of Velachery.

ITEM NO.2

All that piece and parcel of the vacant land bearing Plot No.30, 100 Feet Road, Vijaya Nagar North Extension, Velachery, Chennai 600 042, comprised in Survey No. 375/1, Patta No.6151, as per Patta Survey No.375/3, situated at No.137, Velachery Village now Velachery Taluk (formerly Mambalam-Guindy Taluk), Chennai District, measuring an extent of 9570 sq.ft., or thereabouts the land being bounded on the:

North by : Land Comprised in Survey No.380/2

South by : Land Comprised in Survey No.371/1

East by : Lands Comprised in Survey No.381/1

West by : Land Comprised in Survey Nos.376 & 374



And Survey No.380/2 (part), Patta No.6151, as per Patta Survey No.380/3, measuring an extent of 3044 sq.ft., or thereabouts, the land being bounded on the North by: Lands comprised in Survey No.380/2 Part, South by: Lands comprised in Survey Nos.375/3, 383 Part 86 371/2, East by: 150 Feet Road, West by: Lands comprised in Survey No.379.

And in all admeasuring an extent of 12614 sq.ft., or thererabouts Item Nos.I & II in all totally admeasuring an extent of 19029 sq.ft., or thereabouts.

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