Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts
Arcil Office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400028.
Branch Address: 207, 2nd Floor, Bhuvana Towers, S.D.Road, Patny, Secunderabad-500003.
Website: https://auction.arcil.co.in; CIN-U65999MH2002PLC134884

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

Name of the Borrower / Co-Borrower/s/ Guarantor/s / Mortgager/s	LAN No.& Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated: 16.06.2021	Possession Type and Date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1. Mr Kondaru Siva Shankar (Borrower) 2. Mrs. Kondaru Naga Lakshmi [Co-borrower]	20405261 IDFC First Bank	Arcil - 2025C - Trust - 008- ("Arcil")	Rs.57,10,980/- (Rupees Fifty Seven Lakhs Ten Thousand Nine Hundred and Eighty Only) as on 14.06.2021 + further Interest calculated thereon from 15.06.2021 + Legal Expenses	Physical Possession on 11th Feb 2022	Will be arranged on request	1440 Sft. Flat/ Free Hold	Rs.3,60,000/- (Rupees Three Lakhs and Sixty Thousand Only) Same day 2 hours before Auction 29-06-2026 at 10.45 A.M. Bid Increment: As mentioned in the BID document.	Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)	29-06-2026, Time: 12.45 PM

Description of the Secured Asset being auctioned: Property Owned by: Kondaru Siva Shankar & Kondaru Naga Lakshmi:- All that Piece and Parcel of an Undivided Share of an Extent of 45.11 Sq.Yds. constructed in a Total Extent of 451.11 Sq.Yds. In which Apartments constructed under the name and style of **"Green Meadows"** in which Flat No.201 in 1st Floor with a Plinth Area of 1055 Sq.Ft., 265 Sq.Ft. for Common Area, 120 Sq.Ft., for Parking along with all Other Common Facilities in R.S. No.122/1A, Bearing Plot Nos. 18, 19, Near Door No. 5-4 situated in Kanuru Village and Gram Panchayat, Penamaluru Mandal within the Limits of S.R.O, Patamata of Krishna Dist., PIN: 520007, **and Bounded as: Flat Boundaries: East:** Common Corridor, **West:** Open to Sky, **North:** Open to Sky, **South:** Open to Sky. **Land Boundaries: East:** 40 Ft. Wide Road, **North:** Property of Uppuluri Chinna, **West:** 33 Ft. Wide Panchayat Road, **South:** Properties of Bommareddy Lakshmi Kumari, Koppala Lakshmi Kumari.

Pending Litigations known to ARCIL : NIL
Encumbrances/Dues known to ARCIL : NIL
Last Date for submission of Bid : Same day 2 hours before Auction
Bid Increment amount : As mentioned in the BID document
Demand Draft: Arcil - 2025C - Trust -008- ("Arcil") Payable at : At Par / Hyderabad

RTGS details : "Arcil - 2025C - Trust -008-", Trust Account: _ HDFC BANK, Branch: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL MUMBAI-400013, IFSC Code: HHDFC0000542, Current Account No. 57500001537303.

Name of Contact Person & Number: Mahesh Bangera: 9004173256. B.Upender-9642495111, Eswar Pranav: 8374373249

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website **https://auction.arcil.co.in** and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. The Authorised Officer ("AO")/ **ARCIL** shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, mortgage fee in case of unregistered mortgage, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
5. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of **ARCIL.** The Authorized Officer of **ARCIL** 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 any error, misstatement or omission.
7. The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, **ARCIL** has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: Hyderabad
Date: 20-05-2026

Sd/- Authorized Officer
Asset Reconstruction Company (India) Ltd.