

**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-400 028

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) / Mortgage (s), in particular, that the below described immovable properties 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 / Mortgage/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 19/May/22	Possession type and date	Earnest Money Deposit (EMD)
				Date of Inspection	Reserve Price
Borrower: Mr/Mrs. Nagarjuna Reddy Bandi Co-Borrower: Mr/Mrs. Pullareddy Bandi Guarantor: Mr/Mrs.	HL0000000050568 Vastu Housing Finance Corporation Limited (VHFC)	Arcil – Trust - 2025 - 018	Rs. 1350000/- as on 05-05-2022. + further Interest thereon + Legal Expenses.	Physical on 18/10/2023	Rs.1710000 /- (Rupees One Lakh Seventy One Thousand Only)
				Will be arranged on request an extent of 120 sq.yds., of site with A.C.C house in 400 Sq.ft., plinth area	Rs.17100000 /- (Rupees Seventeen Lakh Ten Thousand Only) 28-07-2025 at 5:00 PM

Description of the Secured Asset being auctioned: All that part and parcel of property situated at Prakasam District, Ongole Registration District, Martur Sub District, Martur Mandal, Jonathali Grama Panchayath, Jonathali village, Grama Kantham, D No.1263, an extent of 120 sq.yds., of site with A.C.C house in 400 Sq.ft., plinth area bearing Door No.3-57 with all fixtures and fittings thereof, Martur, Prakasam, Andhra Pradesh, 523301

As Follows:

East – House of Mallela Anjireddy and Bakupunuri Lakshmareddy, 45'-00";

West – House of Mallela Kondareddy, 45'-00";

North – Bazaar, 24'-00"

South – House of Chinthala Anjireddy, 24'-00";

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 to be made in name of:	Arcil – Trust - 2025 – 018		Payable at Par
RTGS details	Arcil – Trust - 2025 – 018, Trust Account No: 57500001745590, HDFC Bank Limited, Branch: Kamlu Mill Extn Ctr, Mumbai, IFSC Code: HDFC0000542		
Name of Contact person & number	Arpit Choudhary arpit.choudhary@vastuhfc.com;		

Terms and Conditions:

- 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.
- The Authorised Officer ("AO") ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, 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.
- 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.
- 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.
- The Borrower/ Guarantors/ Mortgagees, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: Prakasam
Date: 27.06.2025Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.