

**Asset Reconstruction Company (India) Ltd. (Arcil)** CIN-U65999MH2002PLC134884 | Website: <https://auction.arcil.co.in>

Acting in its capacity as Trustee of various Arcil Trusts

Arcil Office : The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400 028.

Branch Office : 1G, 1st Floor, Century Plaza, No.560-562, Anna Salai, Teynampet, Chennai – 600018.

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISES OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY 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").

Sr. No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 05.03.2024	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	Mr. Thirumalaiswamy	TCS00038N IndusInd Bank	Arcil SBPS-I Trust	Rs. 17865727.19/- (Indian Rupees One Crore Seventy Eight Lakh Sixty Five Thousand Seven Hundred Twenty Seven and Nineteen Paise Only) as on 09.12.2025+further Interest thereon + Legal Expenses	Physical Possession On 18.08.2025	2nd July & 7th July 2026	UDS 610.00 Sq.ft. -TF – 1550.00 Sq. ft	Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only)	Rs. 16500000/- (Rupees One Crore Sixty Five Lakhs Only)	On 20.07.2026 12.30pm

Description of the Secured Asset being auctioned: Property owned by Thirumalaiswamy S: 610 Sq.ft. of Undivided share in the lands forming part of whole lands admeasuring 4 Grounds 1332 Sq.ft. of Municipal Door No. 102 (Old No. 71 & 72) in Santhome High Road, Raja Annamalaipuram, Chennai 600 028, comprised in R.S. Nos. 4569/3 (Part), 4569/15 (Part) And 4570/2 (Part), and **bounded on the North by** Property in R.S. No. 4570/5, 4570/6 and 4569/4 (Part), **East by** Santhome High Road. **South by** Land Building of M/s. Hotel Oceanic in R.S. No. 4569/2(Part) and on **West by** : Land and building of M/s. Hotel Oceanic R.S. No. 4569/2 pt Together With Unit No. 3-A in the third floor, having a built up area of 1550 square feet (including common areas) with one open car park space in the building known as "Ocean Court" and lying within the limits of Corporation of Chennai in the Registration Sub-District of Mylapore in the Registration District of Chennai Central.

2	Mr. Krishna Prasad P V, Mrs Sumana K, Mr Vasu K, Ms Thiripura Chits Private Limited	LSCHN029 17 180001268 Indostar Capital Finance Ltd	Arcil Retail Loan Portfolio 060-A Trust	Rs. 99527929.39/- (Indian Rupees Nine Crore Ninety Five Lakh Twenty Seven Thousand Nine Hundred Twenty Nine and Thirty Nine Paise Only) as on 09.12.2025 + further Interest thereon + Legal Expenses	Physical Possession On 09.05.2019	2nd July & 7th July 2026	UDS 1200 Sq.ft, SBUA-2860 sqft	Rs. 26,70,000/- (Rupees Twenty Six Lakh Seventy Thousand Only)	Rs. 2,67,00,000/- (Rupees Two Crore Sixty Seven Lakhs Only)	On 20.07.2026 12.00pm
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Description of the Secured Asset being auctioned: Property owned by Krishna Prasad P V: All that piece and parcel of 1200 Sq.foot undivided share of land in 3600 sq.foot bearing Plot no.113-A, Comprised in T.S. No.92/1 (as per TSLR, Present T.S.No.92/21), Block No.4, Venkatapuram Village, Mambalam-Guindy Taluk, Chennai District, Together with 2860 Sq.Ft. of Super Built-up Area in the second floor (including common passage and a covered car park), in the Apartment known as "AKSHYA", bearing Old Door No.2/4, New Door No.4/5, Cross Street, Srinagar Colony (previously known as Mari Thottam), Saidapet, Chennai-600015, and the total land being Bounded on the: North By : Plot No.113-B, Door No.1, East By : Plot No. 114, West By : 45 feet wide Road (Cross Road), South By : 12 feet wide service lane Measuring : North to South Eastern Side - 45 Feet, Western Side - 45 Feet, East to West Northern Side - 80 Feet, Southern Side - 80 Feet situated within the Registration Sub-District of Adyar and Registration District of Chennai Central & All that piece and parcel of land measuring 650 sq.foot together with building thereon bearing old Door no.89, New No.41, presently New door no.41/3, Jeenis Road, Mambalam, Chennai-600015, Comprised in T.S.No.23 as per town survey land register New T.S. No.23/2 and 23/4 Block No.44, Mambalam-Guindy Taluk, Chennai District, and **bounded on the North by** : Door no.38 jeenis road, **South by** : Plot no. A&B, **East by** : (Conservancy lane) Jayaram Street, **West by** : Door no.39, 40. Measuring: East to west on the northern side : 25 feet, East to west on the Southern side : 25 feet, North to South on the Eastern side: 26 feet, North to South on the western side: 26 feet, In all measuring 650 sq.foot of land together building erected thereon situate within Sub-Registration District of T.Nagar and Registration District of South Chennai.

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	On or before 17-07-2026 before 5.00 pm	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	As mentioned in the Trust Name column	Payable at Chennai	
RTGS details	Account Name : Arcil-SBPS-I-Trust, A/C No : 57500001158442, Maintained with : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013. Account Name : Arcil-Retail Loan Portfolio-060-A-Trust, A/C No : 57500000467445, Maintained with : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013.		
Name of Contact person & number	Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in), Vijayaraj -9551714945 – (vijayaraj@arcil.co.in), Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in)		

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/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
- In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place : Chennai | Date : 19.06.2026

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