

**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 Address : 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) / Mortgagee (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 ("ARCL") (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 / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	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. Indreshbabu N K	13148064 IDFC First Bank Limited (IDFC First)	Arcil-Trust-2025C-008	Rs. 7059215.67/- (Indian Rupees Seventy Lakh Fifty Nine Thousand Two Hundred Fifteen and Sixty Seven Paise Only) as on 05.05.2026+further Interest thereon + Legal Expenses	Physical Possession On 10.10.2019	3rd & 10th June 2026	land 2930.4Sq.ft. Built up 980 Sq.ft.	Rs.182000/- (Rupees One Lakh Eighty Two Thousand Only)	Rs.1820000/- (Rupees Eighteen Lakhs Twenty Thousand Only)	On 25.06.2026 12.00pm

Description of the Secured Asset being auctioned: Property owned by INDRESHBABU N K All that Piece and Parcel of the land and building situated at Aaladu Village and Panchayat, Ponnai Tk, Tiruvallur Dt., admeasuring 2930.4 Sq.Ft of land comprised in Old Survey No. 137/2, New Survey No. 482/5 within the Sub-Registration District of Ponnai and Registration District of North Chennai within the boundaries hereunder Boundaries and Extents **Boundaries East by:** Pond **West by:** Battai **North by:** Common Way **South by:** Radhakrishnan's House **Extents Measuring : On the Northern side:** 111 Feet **On the Southern side:** 111 Feet **On the Eastern side:** 26.4 Feet **On the Western side:** 26.4 Feet Admeasuring 2930.4 Sq.Ft of land and building

Sr. No.	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2	Mr. Mohan U	HL0002810000 0005043922 Grihum Housing Finance Limited (GHFL)	Arcil - Trust - 2026C - 009	Rs. 695769.41/- (Indian Rupees Six Lakh Ninety Five Thousand Seven Hundred Sixty Nine and Forty One Paise Only) as on 05.05.2026+further Interest thereon + Legal Expenses	Physical Possession On 20.09.2025	3rd & 10th June 2026	Land 689 Sq.ft.	Rs.192800/- (Rupees One Lakh Ninety Two Thousand Eight Hundred Only)	Rs.1928000/- (Rupees Nineteen Lakhs Twenty Eight Thousand Only)	On 25.06.2026 12.30pm

Description of the Secured Asset being auctioned: Property owned by MOHAN U All that Piece and parcel of Vacant Land, bearing Plot No.10 (Western Portion) Comprised in S.No.146/2A, measuring with to an extent of 689 Sq.ft., Situated at "Thirumalai Nagar Extension", DTP Approval Order No.1101/89, Thozhur Village, Thiruvallur Taluk, Thiruvallur District and bounded on the as per patta New Survey No.: 146/2A2 North by: Thirumalai Nagar Annex II Plot & Road South by: Plot No.9 East by: Remaining Land in Plot No.10 West by: Plot No.11 Measuring East to West on the Northern Side: 22 Feet East to West on the Southern Side: 22 Feet North to South on the Eastern Side: 32 Feet North to South on the Western Side: 31 Feet. Situated within the Sub-Registration District of Thiruvallur Joint I and in the Registration District of Thiruvallur. Note: The Original Title Documents of the secured asset are deposited before the Debts Recovery Tribunal (DRT)

Pending Litigations known to ARCL	Nil	Encumbrances/Dues known to ARCL	Nil
Last Date for submission of Bid	On or before 24-06-2026 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-Trust-2025C-008, A/C No - 57500001537303, Maintained with - HDFC bank, IFSC Code - HDFC0000542, Branch Address - Kamala Mills Compound, Senapati Bapat Marg, Lower Parel - 400013. Account Name - Arcil-Trust-2026C-009, A/C No - 57500001804553, 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)		

Sr. No.	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
3	Mr. Shanmugaraj Mariappan	HL0028/HMAH 00000747 Magma Housing Finance (MHFL)	Arcil Retail Loan Portfolio 044-A Trust	Rs. 11118443.93/- (Indian Rupees One Crore Eleven Lakh Eighteen Thousand Four Hundred Forty Three and Ninety Three Paise Only) as on 05.05.2026+further Interest thereon + Legal Expenses	Physical Possession On 17.09.2018	3rd & 10th June 2026	Land 1284 Sq.ft. GF 1284 Sq.ft. FF,1284 Sq.ft	Rs.2380000/- (Rupees Twenty Three Lakhs Eighty Thousand Only)	Rs.23800000/- (Rupees Two Crore Thirty Eight Lakhs Only)	On 26.06.2026 03.30pm

Description of the Secured Asset being auctioned: Property owned by SHANMUGARAJ MARIAPPAN SCHEDULE A: All that piece and parcel of land and building situate at No Old Door No.33/1, New No.75, Kodambakkam Road, West Mambalam, Chennai – 600 033, (Tamilnadu), Comprised in T.S.No.51 Block No.24 of Mambalam Village, Land Measuring about 1144 Sq.ft., and being bounded on the North by: Munusamy Chettiar's Land South by: Land belongs to the settlor East by: Manickam Mudaliar House West by: Kodambakkam Road And Ad Measuring on the Northern and Southern Side 47 Feet Eastern and Western Side 26 feet, Situated within the Sub Registration District of T.Nagar, Chennai and Registration District of South Chennai. **SCHEDULE B:** All that piece and parcel of land situate at aear side at Old Door No.33, New No.77, kodambakkam Road, West Mambalam, Chennai – 600 033., comprised in T.S.No.50, Block No.24 of Mambalam Village, Land measuring about 140 Sq.ft., and being bounded on the North by: House of Logamman and Nandagopal South by: Sai Baba Street East by: Manickam Mudaliar Compound wall West by: Remaining portion of property And Ad Measuring on the Northern and Southern Side 7 Feet Eastern and Western Side 20 feet, Situated within the Sub Registration District of T.Nagar, Chennai and Registration District of South Chennai.

Sr. No.	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
4	Mr. Rajinikanth S	2000933 0000731 Bandhan Bank	Arcil - 2024C - 004-Trust	Rs. 15358593.53/- (Indian Rupees One Crore Fifty Three Lakh Fifty Eight Thousand Five Hundred Ninety Three and Fifty Three Paise Only) as on 05.05.2026+further Interest thereon + Legal Expenses	Physical Possession On 29.07.2025	3rd & 10th June 2026	Land 1350 Sq.ft. SBUA 2000 Sq.Ft	Rs.1290500/- (Rupees Twelve Lakhs Ninety Thousand Five Hundred Only)	Rs.12905000/- (Rupees One Crore Twenty Nine Lakhs Five Thousand Only)	On 26.06.2026 04.00pm

Description of the Secured Asset being auctioned: Property owned by RAJINIKANTH S All that piece and parcel of the land measuring about 1350 sq.ft., from and out of 1600 sq.ft., together with building measuring 2000 sq.ft., comprised in Old Survey No.24 Part, Patta No.124, as per Patta New Survey No.232/17, situated at Madhanandapuram Village, Sriperumbudur Revenue Taluk, Kancheepuram District, bounded on the North by: Panchayat Road [BAJANAI KOIL STREET] South by: Land with building belonging to Pavi East by: Land belonging to Rani and Nehru West by: Land belonging to Neelakandan and Sankar and measuring East to West North Side: 28 – sq.ft., East to West South Side: 25 – sq.ft., North to South East Side: 50 – sq.ft., North to South West Side: 51 – sq.ft., admeasuring 1350 sq.ft., of land with building measuring 2000 sq.ft., and situated within the Registration District of Chennai South and Sub-Registration District of Kundrathur

Pending Litigations known to ARCL	Nil	Encumbrances/Dues known to ARCL	Nil
Last Date for submission of Bid	On or before 25-06-2026 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 - ARCL - 2024C - 004 – TRUST, A/C No - 57500001409112, Maintained with - HDFC Bank, IFSC Code - HDFC0000542, Branch Address - Kamala Mill Compound Branch, Senapati Bapat Marg, Lower Parel, Mumbai – 400013 Account Name - Arcil-Retail Loan Portfolio-044-A Trust, A/C No - 57500000020597, 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")/ARCL 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-pones 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 ARCL. The Authorized Officer of ARCL 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, ARCL 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 : 09-05-2026Sd/
Authorized Officer,
Asset Reconstruction Company (India) Ltd.