

**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) / 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 | 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. Arulprakash S O Ramamurth | SHLHCHE000310 Shriram Housing Finance Limited (SHFL) | Arcil-Retail Loan Portfolio 045-A Trust | Rs. 9871246.55/- (Indian Rupees Ninety-Eight Lakhs Seventy-One Thousand Two Hundred Forty-Six And Fifty-Five Paise Only) as on 07.05.2026 + further Interest thereon + Legal Expenses | Physical Possession On 29.08.2016 | 11th & 18th June 2026 | Plinth area 495 Sq.Ft. UDS 211.47 sq.ft. | Rs. 4,63,000/- (Rupees Four Lakhs sixty-Three Thousand Only) | Rs. 46,30,000/- (Rupees Forty-six Lakhs Thirty Thousand Only) | On 29.06.2026 03.30pm |

Description of the Secured Asset being auctioned: Property owned by Arulprakash S O Ramamurth: All the piece and parcel of flat bearing no.1A, second floor in the building known as Mahalakshmi Apartments measuring 495 sq.ft., together with an undivided share of land measuring 211.47 sq.ft. out of the plot no.81, Door no.40, New no.41, 3rd Main Road, Kasthuribai Nagar, Adyar, Chennai – 600 020 comprised in Old S.No.22(Part), T.S.No.67, Block no.29 of Kottur Village measuring 1 ground and 2163 sq.ft. and land **bounded on the North by** : plot no.27 and 30, **South by** : Third Main Road, Kasthuribai Nagar, **East by** : Plot no.82 of Mr. Srinivasan and Mr.Krishnan **West by** : Plot no.80 and New Door no.40. Situated with the Sub-Registration District of Adyar and Registration District of Chennai South

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| 2 | Mr. Karuppaiah V | SHLHCHN1000448 Shriram Housing Finance Limited (SHFL) | Arcil-Retail Loan Portfolio 045-A Trust | Rs. 8698732.62/- (Indian Rupees Eighty-Six Lakhs Ninety-Eight Thousand Seven Hundred Thirty-Two And Sixty-Two Paise Only) as on 07.05.2026 + further Interest thereon + Legal Expenses | Physical Possession On 17.02.2026 | 11th & 18th June 2026 | land 452.00 Sq. ft GF & FF RCC - 904.00 Sq. ft | Rs. 3,07,500/- (Rupees Three Lakhs Seven Thousand Five Hundred Only) | Rs. 30,75,000/- (Rupees Thirty Lakhs Seventy-five Thousand Only) | On 29.06.2026 04.00pm |
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Description of the Secured Asset being auctioned: Property owned by Karuppaiah V : All that piece and parcel of bearing Duplex House, ground and premises bearing No.30/6, Ambedkar Street, Vijayalakshmiapuram, Ambattur, Chennai-600 053, measuring an extent of 452 sq.ft., land together with duplex house constructed in it, comprised in Survey No.168/3A, as per patta No.3817, New sub-division No.168/3A2 situated at Old No.52, New No.21 ORAGADAM VILLAGE, formerly Saidapet Taluk, Chengleput District, presently Amb attur Taluk, Thiruvallur District, within the Registration District of North Chennai and Sub-Registration of Ambattur and within the civic jurisdiction of Ambattur Municipality presently lies within the limits of Chennai Corporation. **Bounded as Follows:- North by** : Ambedkar Street **South by** : Vacant Plot **East by** : Venu Gopal House **West by** : Vacant plot. **Measuring :- East to west on the Northern side** : 17 feet, **East to west on the Southern side** : 16½ feet, **North to South on the Eastern side** : 27 feet, **North to South on the Western side** : 27 feet, In all measuring 452 sq.ft., land with duplex house, electricity etc.,

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| 3 | Mr. Mohan E | 14447300000 137 FEDERAL BANK | Arcil Retail Loan Portfolio 029-A Trust | Rs. 2642980.45/- (Indian Rupees Twenty-Six Lakhs Forty-Two Thousand Nine Hundred Eighty And Forty-Five Paise Only) as on 07.05.2026 + further Interest thereon + Legal Expenses | Physical Possession On 29.10.2015 | 11th & 18th June 2026 | Land Area (Unit 2400 Sqft)GF Building (GF 1000 Sq.ft & FF – 1000 Sq.ft RCC Construction) | Rs. 2,29,500/- (Rupees Two Lakhs Twenty-Nine Thousand Five Hundred Only) | Rs. 22,95,000/- (Rupees Twenty-Two Lakhs Ninety-Five Thousand Only) | On 29.06.2026 04.30pm |
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Description of the Secured Asset being auctioned: Property owned by Mohan E : All the piece and parcel of landed property having an extent of 2400 Sq.ft with 2000 Sq.ft building at No.14, Lal Bahadur Sastri Street, Kankarai, Puzhal, Chennai-600066 comprised in Sy.No. 543/2B, Puzhal village, Ambathur Taluk, Tiruvallur District, Tamil Nadu State within Red Hills SRO **bounded on the North by** Ranganathans Property, **South by** Land retained by Ganapathy, **East by** land retained by Ganapathy, and **West by** Lal Bahadur Sastri Street.

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| 4 | Mr. A Joseph Nirmal Kumar | 403HML6779 1930 / 403THL67802 221 Bajaj Housing Finance Ltd | Arcil-Retail Loan Portfolio-059-A-Trust | Rs. 10876456.73/- (Indian Rupees One Crore Eight Lakhs Seventy-Six Thousand Four Hundred Fifty-Six And Seventy-Three Paise Only) as on 07.05.2026 + further Interest thereon + Legal Expenses | Physical Possession On 17.06.2024 | 11th & 18th June 2026 | 301.29 Sq. ft (UDS), 1550.00 Sq. ft | Rs. 8,48,800/- (Rupees Eight Lakhs Forty-Eight Thousand Eight Hundred Only) | Rs. 84,88,000/- (Rupees Eighty-Four Lakhs Eighty-Eight Thousand Only) | On 29.06.2026 05.00pm |
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Description of the Secured Asset being auctioned: Property owned by A Joseph Nirmal Kumar : Flat measuring 1550 sq.ft., bearing No.1- C in the First Floor and Garage measuring 206 sq.ft., bearing No.9 in the building known as "Owners Court", together with an undivided 1/54th share (301.29 sq.ft.), in the land measuring 6 Grounds 1870 sq.ft., comprised in Old Survey No.12, Old R.S. No.1605 Part, Present R.S. No.1605/1 part, Egmore Village, bearing Door No.15 (as per Property Tax Assessment Old Door No.15, New Door No.22/4), Montieth Lane, Egmore, Chennai-600 008 and **bounded on the North By** : Property in R.S. No.1618 **South By** : Montieth Lane **East By** : Property bearing R.S. No.1605/2 **West By** : Plots B & C. situated within the Registration District of Central Chennai and in the Sub Registration District of Periamet.

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| Pending Litigations known to ARCIL | Nil | Encumbrances/Dues known to ARCIL | Nil |
| Last Date for submission of Bid | On or before 26-06-2026 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-Retail Loan Portfolio-059 A Trust, A/C No : 57500000419300, Maintained with : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel-400013. Account Name : Arcil Retail Loan Portfolio 045-A-Trust, A/C No : 57500000024672, Maintained with : HDFC Bank, IFSC Code : HDFC0000291, Branch Address : Ground Floor, Express Towers, Nariman Point, Mumbai, Maharashtra 400021 Account Name : Arcil-Retail Loan Portfolio-029-A Trust, A/C No : 15050200009122, Maintained with : Federal, IFSC Code : FDRL0001505, Branch Address : The Ruby, 10th Floor 29, Senapati Bapat Marg, Dadar West, Mumbai - 400028. | | |
| Name of Contact person & number | Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in), Karthikeyan Jayavel – 9841415252 (karthikeyan.jayavel@arcil.co.in), Vijayaraj - 9551714945 – (vijayaraj@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-poner 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 : 12.05.2026Sd/- Authorized Officer,
Asset Reconstruction Company (India) Ltd.