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

Arcil
Premier ARC

Acting in its capacity as Trustee of various ArcilTrusts
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 Rules6, 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	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. Ravi Subbarayalu	HL05ERO000010193 Cholamandalam Investment and Finance Company Limited	Arcil - 2024C - 006-Trust	Rs. 3799941.97/- (Indian Rupees Thirty-Seven Lakhs Ninety-nine Thousand Nine Hundred Forty- One And Ninety-seven Paise Only) as on 26.01.2026 + further Interest thereon + Legal Expenses	Physical Possession on 11.09.2022	26.02.2026 & 06.03.2026	Total Extent : 1750 sq. feet, GF RCC 1176 Sq.ft	Rs.183400 (Rupees One Lakhs Eighty-three Thousand Four Hundred Only)	Rs.1834000/- (Rupees Eighteen Lakhs Thirty-Four Thousand Only)	On 18.03.2026 12.30pm

Description of the Secured Asset being auctioned: Property owned by RAVI SUBBARAYALU
PART 1 - DESCRIPTION OF THE PROPERTY i) Survey No./Extent S.No - 196 / 1A, 196/2 As per Revenue Record S.No - 196 / 1A, 196/2 **ii)** Total Extent 1750 Sq. Plot No Plot No - 86 **iii)** Location like name of the place, village, city, registration, sub- district etc. South Avinashi Palayam Village, Tiruppur Taluk, Tiruppur Regd.District, "" Palladam SRO "" **iv) Boundaries for 1750 Sq.ft of land North of** Site No - 85, **South of** 23 ft Wide East West Layout Road, **East of** West of 25 ft Wide South North Layout Road, **West of** site no 87. **MEASUREMENT North -** East West 50 ft **East -** South North 35 ft, **South -** East West 50 ft **West -** South North 35 ft. Total 1750 sq.ft land with roof building with all easements rights and pathway.

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2	Mr. Vadivel Rajan P	X0HLSIV00002392450 Cholamandalam Investment and Finance Company Limited	Arcil - 2024C - 006-Trust	Rs. 4960569/- (Indian Rupees Forty-Nine Lakhs Sixty Thousand Five Hundred Sixty-Nine Only) as on 26.01.2026 + further Interest thereon + Legal Expenses	Physical Possession on 09.07.2021	26.02.2026 & 06.03.2026	land 783.00 Sq.ft,Const 1001.00q.ft	Rs.141000 (Rupees One Lakhs Forty-One Thousand Only)	Rs.1410000/- (Rupees Fourteen Lakhs Ten Thousand Only)	On 18.03.2026 04.00pm

Description of the Secured Asset being auctioned: Property owned by VADIVEL RAJAN P
A Vacant House Site comprised in Old Natham S.No.96/11 Now sub divided in Patta No. 118, Natham S.No.96/52 measuring area of 0.0052.0 Cents 2.5 wherein the house build with RCC roof concrete over an area Ground floor 791.26 sq.ft. and first floor over an area 210.33sq.ft.. include the doors, windows with all its appurtenances such as electric Connection No. 07-249-013-974, bearing Door No.: 1/6E within Chanankulam Village within the jurisdiction of Sattur SRO, Virudhunagar District and **I) for 2 Cents bounded on the North :** Panchavarnammal landand Annamalai Nadar house, **East :** ½ Cent land and mariammal land, **South :** east to west pathway, **West :** Mariammal house and common wall And measuring east to west 27 feet and south to north 29 feet measuring 783 sq.ft., equal to 2Cents and **II) for ½ Cents bounded on North :** East to west pathway, **East :** Paulraj nadar land and south to north pathway, **South :** Mariammal land, **West :** 2 Cents land And measuring east to west 15 feet and south to north 13 feet measuring 195 sq.ft., equal to ½ Cents and having common path way, cart track right and within the limits of E.Duraisamypuram Panchayat.

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
3	Mr. Balachandran N	HL05TRI000005690 Cholamandalam Investment and Finance Company Limited	Arcil - 2024C - 006-Trust	Rs. 4044908.71/- (Indian Rupees Forty Lakhs Forty-Four Thousand Nine Hundred Eight And Seventy-One Paise Only) as on 26.01.2026 + further Interest thereon + Legal Expenses	Physical Possession on 19.01.2023	26.02.2026 & 06.03.2026	land 1302 Sqft Const1230 Sqft	Rs.183200 (Rupees One Lakhs Eighty-Three Thousand Two Hundred Only)	Rs.1832000/- (Rupees Eighteen Lakhs Thirty-Two Thousand Only)	On 18.03.2026 04.30pm

Description of the Secured Asset being auctioned: Property owned by BALACHANDRAN N:
DISTRICT-Thiruvananthapuram SUB DISTRICT Ottasekharamangalam TALUK -Kattkada VILLAGE-Ottasekharamangalam LOCAL BODY-Ottasekharamangalam Grama Panchayat OLD SURVEY No.-214/5A, RE.SY.BLOCK No.-29, RE.SY.No. (as in Doc.)370/1-5, RESY.No. (as in Rev.Rec.)-370/1-9, AREA (as per doc.)-01 Are 21 Sq.Mtrs. All that piece and parcel of land having an area of 01 Are 21 Sq.Mtrs. corresponding to 03 Cents of property together with trees and everything in it. **BOUNDARIES are us in the Document. Location Certificate & Sketch) East -** Public way, **North -** Property of Santha, **West -** Property of Rajan, **South -** Property of Balachandran

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
4	Mr. Muthu Kumar M	435659000000084 DBS Bank	Arcil Retail Loan Portfolio-73 A Trust	Rs. 3419100.77/- (Indian Rupees Thirty-Four Lakh Nineteen Thousand One Hundred And Seventy-Seven Paise Only) as on 26.01.2026 + further Interest thereon + Legal Expenses	Physical Possession on 18.06.2024	26.02.2026 & 06.03.2026	UDS 344.36 Sq.ft, 843 Sq.ft	Rs. 2,60,000 (Rupees Two Lakh Sixty Thousand Only)	Rs.2600000/- (Rupees Twenty-Six Lakhs Only)	On 18.03.2026 05.00pm

Description of the Secured Asset being auctioned: Property owned by MUTHU KUMAR M:
All that piece and parcel of Residential flat at Plot No.77, S.No.407/6A, New S.No.407/1E, Ganapathy Nagar Extension II, Ganapathy Homes, Flat No.S-2, second floor, No.6, Nandivaram village, Chengalpet Taluk Kancheepuram District within the Registration District of Chennai South and Sub-Registration District of Guduvancheri together with all other appurtenant rights and improvements thereon in the name of Mr.A Karthikeyan morefully described in the schedule to Sale Deed No.2600/2016 dated 10.03.2016 of SRO Guduvancheri, and bounded on the:- **Bounded by : North** Plot No 86, **South** 23 Road, **East** Plot No 78, **West** Plot No 76

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
5	Mr. Sushil Kumar Fomra	426791000000111 DBS Bank	Arcil Retail Loan Portfolio-73 A Trust	Rs. 3402000.38/- (Indian Rupees Thirty-Four Lakhs Two Thousand And Thirty-Eight Paise Only) as on 26.01.2026 + further Interest thereon + Legal Expenses	Physical Possession on 14-05-2025	26.02.2026 & 06.03.2026	UDS 472 sq.ft, BUA 825 sq.ft	Rs. 3,89,200/- (Rupees Three Lakhs Eighty-Nine Thousand Two Hundred Only)	Rs.3892000/- (Rupees Thirty-Eight Lakhs Ninety-Two thousand Only)	On 18.03.2026 05.30pm

Description of the Secured Asset being auctioned: Property owned bySUSHIL KUMAR FOMRA:
All that piece and parcel of undivided share of land measuring 472 sq.ft out of the total extent ofland measuring 11988 sq.ft. together with Residential Flat bearing No.9, in the 1st floor having abuilt up area of 825 sq.ft(inclusiveofprportionate share in common built up area) in the buildingshall be known as the said flat, bearing ramakrishnapuram 1st street, Adambakkam, Chennai-600088, and comprised in Survey Nos.181/6 part, TS. Nos.97,99, Adambakkam Village, AlandurTaluk,KancheepuramDistrict,together with all other appurtenant rights and improvements thereon inthe name of SUSHIL KUMAR FOMRA described in the schedule to Sale Deed No.1199/2003 dated08.05.2003 of SRO Alandur, and **bounded on the:- Bounded by : North** T.S.No. 96 & 98 land, **South** Block.No.25 land, **East** T.S.No. 99 belonging to Balakrishnan, **West** T.S.No. 92, 93 & 94 land

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	On or before 17-03-2026 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-2024C-006 -Trust, A/C No : 57500001480354, Maintained with : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel - 400013.		
	Account Name : Arcil Retail Loan Portfolio 073 A Trust, A/C No : 57500000909112, Maintained with : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compoundsenapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013.		
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)		

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 of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
6	Mr. Sathiyaraj S	SBTHCHNI0000492 / SLPHCHNI0000534 Shriram Housing Finance Limited (SHFL)	Arcil-Retail Loan Portfolio 045-A Trust	Rs. 10014008.33/- (Indian Rupees One Crore Fourteen Thousand Eight and Paise Thirty Three) Only) as on 06.10.2025 + further Interest thereon + Legal Expenses	Physical Possession on 29.08.2016	26.02.2026 & 06.03.2026	FLAT 359.50 Sq. ft (UDS) Constructed property – 570.00 Sq.ft	Rs.206000 (Rupees Two Lakhs Six Thousand Only)	Rs.2060000/- (Rupees Twenty lakhs sixty Thousand Only)	On 20.03.2026 12.00pm

Description of the Secured Asset being auctioned: Property owned by SATHIYARAJ S:
All That Piece And Parcel Of Vacant Land Within Chennai District, Pallavaram Taluk, Velachery Sub-Registration District, Chennai District, Manimangalam Village, in the Velachery ara, E.B. Colony, Plot No.5, Flat No.5/1, Ground Floor, "Vidhyu Apartment", situated in Survey No.542/6A, 542/2 Part, Patta No.4595, Patta standing in Survey No.542/20, in which land measuring 5 cents, in total measuring 1438 Sq.ft, with a super built-up area of 359.5 Sq.ft consisting of a brick-walled RCC building with a plinth area of 570 Sq.ft. **Boundaries for the said property are: North by –** Plot No.4 **South by –** Land belonging to Mrs. Meenakshi Ammal **East by –** 20 Feet Road **West by –** Survey No.542/2 Within the said boundaries, **North to South on the Western side –** 43 Feet **North to South on the Eastern side –** 41 Feet **East to West on the Northern side –** 34 Feet **East to West on the Southern side –** 34 Feet approximately Thus, the total extent of land is 1438 Sq.ft with super built-up area 359.5 Sq.ft and a plinth area of 570 Sq.ft, comprising Flat No.5/1, Ground Floor, only.

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
7	Mr. Muthukumar	SHLHCHNI0000127 Shriram Housing Finance Limited (SHFL)	Arcil-Retail Loan Portfolio 045-A Trust	Rs. 6401352.34/- (Indian Rupees Sixty Four Lakhss One Thousand Three Hundred Fifty Two and Paise Thirty Four Only) as on 06.10.2025 + further Interest thereon + Legal Expenses	Physical Possession on 26.06.2024	26.02.2026 & 06.03.2026	240.00 Sq. ft (UDS) FF – 460.00 Sq. ft (PVR)	Rs.176000 (Rupees One Lakhs Seventy-Six Thousand Only)	Rs.1760000/- (Rupees Seventeen Lakhs Sixty Thousand Only)	On 20.03.2026 12.30pm

Description of the Secured Asset being auctioned: Property owned by MUTHUKUMAR
All that piece and parcel of vacant land measuring an extent of 3036 sq.ft. bearing Plot No. 2 comprised in Survey No.621/1, and New Survey No.621/1A, as per patta Survey No.621/16 (Patta No.8707) Approval No.RPP/SD/D12/236/2000 dated 16.4.2001 approved land in Nethaji Colony, 5th Cross Street, No.137, Velachery Village, Mambalam Guindy Taluk, Chennai District. Immovable property being Flat No. F-2, On The First Floor of Plot No. B-Band 8-9 ASTALAKSHMI NAGAR Situated At Mangadu, Chennai 600 122,Comprised in Survey No. 149/1B-Part, Patta No.9, Situated At Mangadu Village, Sripenumbudur Taluk, Kancheepuram District and as Under:- **North by :** Vacant land/land & thatched roof house, **South by :** Land and buliding, **East by :** Road, **West by :** Land and building

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
8	Mr. Chandrasekaran V	SHLHCHNN0000022 Shriram Housing Finance Limited (SHFL)	Arcil-Retail Loan Portfolio 045-A Trust	Rs. 8059658.48/- (Indian Rupees Eighty Lakhss Fifty Nine Thousand Six Hundred Fifty Eight and Paise Forty Eight Only) as on 27.01.2026 + further Interest thereon + Legal Expenses	Physical Possession on 25.05.2023	26.02.2026 & 06.03.2026	Land and Building 776 Sq.ft, Constructed Property 262 sq.ft	Rs.316200 (Rupees Three Lakhs Sixteen Thousand Two Hundred Only)	Rs.3162000/- (Rupees Thirty-One Lakhs Sixty-Two Thousand Only)	On 20.03.2026 04.00pm

Description of the Secured Asset being auctioned: Property owned by CHANDRASEKARAN V
All that Piece and parcel of Land and building, comprised in Old S.No.113/1B, New S.No.113/1B/3, Measuring with an extent of 776.6 Sq.ft., situated at Door Old No.2/22, New Door No.2/79/C, Ambedkar Street, Periya Panicheri Village, Sriperumbudur Taluk, Kanchipuram District and **bounded on the: North by :** Plot belongs to Mr.Kasilingam, **South by :** Ambedkar Street, **East by :** Land belong to Mr.Muthupandiyan, **West by :** Land belong to Mrs.Selvi and Mr.Sridar, **Measuring an extent of 776.6 Sq.ft., East to west on the Northern side :** 17 Feet, **East to west on the Southern side :** 18 Feet, **North to south on the Eastern side :** 42.9 Feet, **North to south on the western side :** 46 Feet Situated at within the Sub-Registration District of Pammal and Registration District of South Chennai.

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
9	Mr. Sureka S	SHLHCHNI0000521 Shriram Housing Finance Limited (SHFL)	Arcil-Retail Loan Portfolio 045-A Trust	Rs. 10071955.49/- (Indian Rupees One Crore Seven Thousand Nine Hundred Fifty Five and Paise Forty Nine Only) as on 06.10.2025 + further Interest thereon + Legal Expenses	Physical Possession on 26.08.2024	26.02.2026 & 06.03.2026	FLAT (UDS) -414 Sq. ft,SF – 883.00 Sq. ft	Rs.216000 (Rupees Two lakhs sixteen Thousand Only)	Rs.2160000/- (Rupees Twenty-One Lakhs Sixty Thousand Only)	On 20.03.2026 04.30pm

Description of the Secured Asset being auctioned: Property owned by SUREKA S: **SCHEDULE "A" OF PROPERTY** All that piece and parcel of Vacant House Site bearing PLOT No.35, measuring an extent of 3460 Sq.ft., in the Layout named "SRI VAISHNAVI NAGAR" (vide approval in CSAR/DTCP.86-151/L.P.125), Comprised in Old Survey No.362/10, Patta No.1190, as per Patta New Survey No.362/67, situated at No.7, KARANAIPUDUCHERI VILLAGE, Chengalpattu Taluk, Kancheepuram District, within the Registration District of CHENNAI-SOUTH and Sub-Registration District of GUDUVANCHERY. **Boundaries: North by -** Plot No.36, **South by -** Plot No.34, **East by -** 24 Feet Road, **West by -** Vacant Land, **Measuring: East to West on the Northern Side -** 86.5 feet, **East to West on the Southern Side -** 86.5 feet, **North to South on the Eastern side -** 40 feet, **North to South on the Western side -** 40 feet, In all total admeasuring an extent of 1960 Sq.ft., **SCHEDULE - 'B' PROPERTY :** All that piece and parcel of Vacant House Site bearing Plot No.35B, measuring an extent of 1960 Sq.ft., out of 3460 Sq.ft., in the Layout named "SRI YABHISNAVI NAGAR" (vide approval in CSAR/DTCP-86-151/L.P.No.34), comprised in Old Survey No.362/10, Patta No.1190, as per Patta New Survey No.362/67, situated at No.7, KAARANAIPUDUCHERI VILLAGE, Chengalpattu Taluk, Kancheepuram District, within the Registration District of CHENNAI-SOUTH and Sub-Registration District of GUDUVANCHERY. Boundaries: North by - Plot No.36, South by - Plot No.34, East by - Plot No.35A & 24 Feet Road, West by - Vacant Land, Measuring: East to West on the Northern Side - 86.5 feet, East to West on the Southern Side - 36.5 + 5O feet, North to South on the Eastern side - 30 + 1O feet, North to South on the Western side - 40 feet, In all total admeasuring an extent of 1960 Sq.ft., **SCHEDULE - 'C' :** Undivided share of 414 Sq.ft., land out of the above said land in the mentioned property, bearing Flat No.8-2, earmarking an equal undivided share to the Flat constructed in the Second Floor.

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	On or before 19-03-2026 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 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.		
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)		

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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
10	Mr. Muthu K	SHLHCHNI0000419 Shriram Housing Finance Limited (SHFL)	Arcil-Retail Loan Portfolio 045-A Trust	Rs. 19324831.12/- (Indian Rupees One Crore Ninety Three Lakhs Twenty Four Thousand Eight Hundred Thirty One and Paise Twelve Only) as on 06.10.2025 + further Interest thereon + Legal Expenses	Physical Possession on 28.11.2024	26.02.2026 & 06.03.2026	700.00 Sq.ft (UDS) Super built up area GF – 1300.00 Sq.ft (RCC)	Rs.400900 (Rupees Four lakhs nine hundred Only)	Rs.4009000/- (Rupees Forty lakhs nine Thousand Only)	On 23.03.2026 12.30pm

Description of the Secured Asset being auctioned: Property owned by MUTHU K
SCHEDULE 'A' PROPERTY : All that piece and parcel of property bearing Plot No.4, to an extent of 15 Sq.,ft., Land, Survey No.189/5, in Chennai Metropolitan Development Authority Approved Planning Permit No.506/2005, D.Dis No.2210/2005, Date 16.05.2005, from the Member Secretary C.M.D.A. Kundrathur Panchayat Union @ Padapai, "SUBHAM AVENUE", Situated at THANDALAM Village, Sriperumbudur Taluk, Kancheepuram District within the Registration District of South Chennai, and the Registration Sub- District of Pammal is **Bounded as follows: North By :** Plot No.3, **South By :** Channel, **East By :** 20 Feet Road, Plot No.III (S.No.189/6 Part), **West By :** Land in Survey No.189/4 **Measuring: North to South on the Eastern side :** 38 feet; **Western side :** 39 feet; **East to West on the Northern side :** 41 feet; **Southern side :** 41 feet **SCHEDULE. B"** 700 Sq.ft. Undivided Share of Right Title and interest in the Schedule "A" mentioned land.

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	On or before 20-03-2026 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 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		
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 :

1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.inand 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, 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 : Chennai,
Date : 30.01.2026

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