

 Asset Reconstruction Company (India) Ltd. (Arcil) Acting in its capacity as Trustee of Arcil-Trust-2026C-006 Trust set up in respect of financial assets relating to M/s Billionnimes Hospitality Pvt. Ltd. Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028 Website: www.arcil.co.in; CIN:46599MH2002PLC134884	
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) / 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 Arcil-Trust-2026C-006 Trust ("ARCIL") pursuant to the assignment of financial asset by Indian Overseas Bank, (ARCIL), vide registered assignment Agreement dated September 15, 2025), 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 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.	
Name of the Borrower	M/s Billionnimes Hospitality Pvt. Ltd. No. 18, Brastur Road, 1st Cross Road, Richmond Town/Bangalore, Karnataka – 560025
Name of the Guarantors/Co-Borrowers/ Mortgagors	1. M/s Billionways Holding Pvt.Ltd., 2. R Venkata Rajendran S/o Padmanabhan Raghunathan 3. Vijay Akhmanyar S/o R Venkata Rajendran 4. Chandra Rajendran S/o R Venkata Rajendran
Outstanding amount as per SARFAESI Notice dated March 01, 2014	Rs 7,65,67,704/- (Rupees Seven Crores Sixty Five Lakhs Sixty Seven Thousand Seven Hundred and Four Only) as on August 17, 2026, together with further applicable interest compounded monthly and penal interest from August 18, 2026 onwards @ payment.
Possession	Arcil has taken Symbolic possession as per provisions of SARFAESI Act, 2002 on July 31, 2026.
Date of Inspection	Will be arranged on request
Earnest Money Deposit (EMD)	1) Rs. 8,50,000/- (Rupees Eight Lakhs and Fifty Thousand Only). 2) Rs. 8,50,000/- (Rupees Eight Lakhs and Fifty Thousand Only). The Earnest Money has to be deposited by way of RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 6291232000961, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC00060291
Last Date for submission of Bid & EMD	29.09.2026 before 5:00 p.m.
Reserve Price	1) Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only). 2) Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only). Rs. 25,000/- (Rupees Twenty-Five Thousand only) & in such multiple
Bid Increment	1) 30th September 2026 - 02:00 pm 2) 30th September 2026 - 02:30 pm
Date & Time of E-Auction	1) 30th September 2026 - 02:00 pm 2) 30th September 2026 - 02:30 pm
Link for Tender documents	www.arcil.co.in
Pending Litigations known to ARCIL	To the best of knowledge and information of the Authorized Officer, there are no pending litigations on the properties.
Encumbrances/Dues known to ARCIL	To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the property
Description of the Secured Asset being auctioned.	Schedule A – All that piece and parcel of the residential converted lands as approved by the Arcil Planning Authority wherein all lands situated at Sarjapura and Chikdamansandra Village, both in Sarjapura Hobli, Anekal Taluk in all measuring 90 Acres 4 Guntas. Schedule B – (Schedule of The Plot – All the piece and parcel of the Plot No.243, Janjara No.235, measuring total site area of 204.42 Square Meters (i.e., 2200.44 Square Feet) in Phase 1, measuring East to West 16.77 mts and North to South 12.19 mts, in the layout known as "GTLIGHTS SEASONS" comprised in Survey No.23 situated at Chikdamansandra Village, Sarjapura Hobli, Anekal Taluk, converted vide official memorandum bearing No.ALN(A) (S) CR/07/05-07 dated 18.06.2009 along with all its common areas and amenities, Club House, Roads, Parks and bounded as under: East by – Road, West by – Plot No.254, North by – 241, South – Plot No.242, Chennery R Venkata Rajendran. Schedule A – All that piece and parcel of the residential converted lands as approved by the Arcil Planning Authority wherein all lands situated at Sarjapura and Chikdamansandra Village, both in Sarjapura Hobli, Anekal Taluk in all measuring 90 Acres 04 Guntas. Schedule B – (Schedule of The Plot – All the piece and parcel of the Plot No.242, Janjara No.234, measuring total site area of 204.42 Square Meters (i.e., 2200.44 Square Feet) in Phase 1, measuring East to West 16.77 mts and North to South 12.19 mts, in the layout known as "GTLIGHTS SEASONS" comprised in Survey No.23 situated at Chikdamansandra Village, Sarjapura Hobli, Anekal Taluk, converted vide official memorandum bearing No.ALN(A) (S) CR/07/05-07 dated 18.06.2009 along with all its common areas and amenities, Club House, Roads, Parks and bounded as under: East by – Road, West by – Plot No.255, North by – 243, South – Plot No.241, Owned by R Venkata Rajendran.
Terms and Conditions:	- The Auction Sale is being conducted by the Authorized Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website www.arcil.co.in. Arcil is the service provider to arrange platform for auction. - The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of ARCIL, www.arcil.co.in and the link mentioned above as well as the website of the service provider, Arcil, for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms. - The bidders may participate in the e-auction quoting/ bidding from their own official/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/herself. The Authorized Officer/ ARCIL's service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Mahesh Bangarappa 900473236, email id: mahesh.bangarappa@arcil.co.in - All the intending purchasers/ bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. - For inspection of the property or more information, the prospective bidders may contact Prakash K 9535347077 (Mob), prakash.k@arcil.co.in and Ragathanan V 9962042022 (Mob) RAOOTHAMAN V @arcil.co.in or at above mentioned address. - At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereon and without any prior notice. - The successful purchaser/bidder shall have 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 favor as per the applicable law. - The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction and claim/rights/dues affecting the secured assets, including statutory dues, 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 claim/rights/dues. - The particulars specified in the auction notice published in the newspapers have been stated to be the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission. - In the event of and on later development due to intervention/order of any court of tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled/ARCIL shall refund the "EMD" and/or Sale Proceeds only without interest and the purchaser/ bidder. The Purchaser/Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc. - 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 6(5) of the Security Interest (Enforcement) Rules, 2002 under SARFAESI Act, 2002.
Place : Bangalore Date : 24/08/2026	Authorized Officer Asset Reconstruction Company (India) Ltd. Trustee of ARCIL, Arcil-Trust-2026C-006 Trust