



Asset Reconstruction Company (India) Ltd. (ARCL)
 Acting in its capacity as Trustee of Asset Trust-2020C-005 Trust set up in respect of financial assets relating to MSB GRB ENTERPRISES
 Arcl office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
 Website: www.arcl.co.in, CIN:U65999MH0002PLC134864

PUBLIC NOTICE FOR SALE THROUGH ONLINE 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 properties mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Asset Trust-2020C-005 Trust ("ARCL") pursuant to the assignment of financial asset by Deutsch Bank to ARCL, vide registered Assignment Agreement dated 24.09.2025, will be sold on "As is where is", "As is what is", "Whichever there is" and "Without recourse basis" by way of online auction, for recovery of outstanding dues 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 GRB Enterprises Reg by its Proprietor M. Balaji R Address: Sy No.272, Venkateswara Lakshmi Post, Bengaluru-Karnataka - 560084 Also at : 2nd Floor, 17/1028, Dr. Rajkumar Road, Rajajinagar 3rd Stage, Prakash Nagar, Bengaluru, Karnataka - 560004
Name of the Guarantor/Co-Borrowers/Mortgagors	1. M. Balaji R, No.1189, 20th Cross, MECHS Layout, Dr.Shivaramkanthi Nagar, Near Venkateshwara Temple, Bengaluru, Karnataka - 560077 Also at : No.12/272, Kibbaskar Lane, Milk Colony, Malleshwaram West, Bengaluru, Karnataka - 560065 Also at: No.207, 4th Cross, East of NGEF Kasuriganagara, Bengaluru, Karnataka - 560043 2. M. Jannur R, No.12/272, Kibbaskar Lane, Milk Colony, Malleshwaram West, Bengaluru, Karnataka - 560065 Also at: No.207, 4th Cross, East of NGEF Kasuriganagara, Bengaluru, Karnataka - 560043 Rs. 12,68,14,778/- Rupees Twelve Crores Sixty-Six Lakhs Thirty-Four Thousand Seven Hundred and Seventy-Six Only), as on 10.08.2025 along with the applicable further interest compounded monthly and penal interest, from 11.08.2025 together with expenses, other cost and charges.
Outstanding amount as per SARFAESI Sale Notice dated 17th Aug 2025	Rs. 12,68,14,778/- Rupees Twelve Crores Sixty-Six Lakhs Thirty-Four Thousand Seven Hundred and Seventy-Six Only), as on 10.08.2025 along with the applicable further interest compounded monthly and penal interest, from 11.08.2025 together with expenses, other cost and charges.
Possession	Seller Bank Deutsch Bank has taken possession on 06th May 2024 as per provisions of SARFAESI Act, 2002 and subsequently, Physical possession was handed over to Arcl by Deutsch Bank on 27- Jan 2026.
Date of Inspection	Will be arranged on request
Estimated Money Deposit (EMD)	1. Rs. 14,30,000/- (Indian Rupees Fourteen Lakhs Thirty Thousand Only) 2. Rs. 14,30,000/- (Indian Rupees Fourteen Lakhs Thirty Thousand Only) 3. Rs. 6,00,000/- (Rupees Six Lakhs Only) The Earnest Money has to be deposited by way of RTGS "Assured" "Asset Reconstruction Company (India) Ltd.", Current Account: 6091230005061, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291
Last Date for submission of Bid & EMD	28-Sep-26 before 5:00 p.m.
Reserve Price	1. Rs. 1,43,00,000/- (Indian Rupees One Crore Forty-Three Lakhs Only) 2. Rs. 1,43,00,000/- (Indian Rupees One Crore Forty-Three Lakhs Only) 3. Rs. 60,00,000/- (Rupees Sixty Lakhs Only)
Bid Increment	1. Rs. 30,000/- & in such multiples 2. Rs. 30,000/- & in such multiples 3. Rs. 25,000/- & in such multiples
Date & Time of E-Auction	1. 30-Sep-26 Auction Time 2.15 p.m. 2. 30-Sep-26 Auction Time 3.15 p.m. 3. 30-Sep-26 Auction Time 5.00 p.m.
Link for Tender documents	www.arcl.co.in
Pending Litigations known to ARCL	To the best of knowledge and information of the Authorized Officer, there are no pending litigation on the properties
Encumbrances/Dues known to ARCL	To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the property
Description of the Asset being auctioned.	Below given collateral properties owned by Balaji R 1. Flat No. 315, Third Floor, Block B, Wing C, Sri Krishna Excel Stone, Balagere, Varthur, Bengaluru, Karnataka 560087, Bounded as follows - North-ly - Land Bearing Sy No. 734, South-B-y - Road, East-ly - Remaining Portion of Sy No. 735 and 736, West-ly - Remaining Portion of Sy No. 735 and 736 Land area - 943 Sq. ft. Total built up area - 3512 Sq. ft. 2. Flat No. 105, Ground Floor, Block B, Wing C, Sri Krishna Excel Stone, Balagere, Varthur, Bengaluru, Karnataka 560087, Bounded as follows - North-ly - Land Bearing Sy No. 734, South-B-y - Road, East-ly - Remaining Portion of Sy No. 735 and 736, West-ly - Remaining Portion of Sy No. 735 and 736 Land area - 943 Sq. ft. Total built up area - 3512 Sq. ft. 3. Flat No. 105, Ground Floor, Block B, Wing C, Sri Krishna Excel Stone, Balagere, Varthur, Bengaluru, Karnataka 560087, Bounded as follows - North-ly - Land Bearing Sy No. 734, South-B-y - Road, East-ly - Remaining Portion of Sy No. 735 and 736, West-ly - Remaining Portion of Sy No. 735 and 736 Land area - 395 Sq. ft. Total built up area - 1473 Sq. ft.
Terms and Conditions:	1. 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.arcl.co.in. Arcl is the service provider to arrange platform for e-auction. 2. 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 ARCL, www.arcl.co.in and the link mentioned therein above as well as the website of the service provider, ARCL, for bid documents, the details of the secured asset put for auction/ obtaining the bid forms. 3. The bidders may participate in the e-auction quoting/ bidding from their own office/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/herself. The Authorized Officer/ ARCL/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Mahesh Bangera- 804473226, email: mallesh.bangera@arcl.co.in 5. All the intending purchasers/ bidders are requested to register their name in the portal mentioned above as www.arcl.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. 6. For inspection of the property or more information, the prospective bidders may contact Prakash K 9535470777 (Mob), prakash.v@arcl.co.in and Raguthaman V 9892542522 (Mob) RaguthamanV@arcl.co.in or at an address mentioned address. 7. At any stage of the auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason therefor and without any prior notice. 8. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fee, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her favour as per the applicable law. 9. The intending bidders should make their own independent enquiries due diligence regarding encumbrances, title of secured asset put on auction and claimant's/claims 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/ ARCL, shall not be responsible in any way for any third-party claimant's/species. 10. The particulars specified in the auction notice published in the newspapers 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. 11. In the event of any and/or later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCL, if the sale is required to be cancelled ARCL shall refund the "EMD" and/or "Sale Proceeds" only without interest and the purchaser / bidder. The Purchaser/ Bidder shall have no right to make any claim, against ARCL, or its officers, of whatsoever nature with respect to loss, damages, cost/expenses, loss of business opportunity etc. 12. The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall/ shall not be a party to the said Sale Notice as a notice under Rules 6 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale. 13. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCL has the right to set the auction aside by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place : Bangalore
 Date : 24/08/2026

Authorized Officer
 Asset Reconstruction Company (India) Ltd.
 Trustee of ARCL, Asset Trust-2020C-005 Trust