



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 Office : Unit No.3, 3rd Floor, Vishishta Arcade, No.2243, 23rd Cross, Banskarni 2nd stage, Bangalore, 560070, Karnataka

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) / Mortgage (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 dated : 10/07/2023	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD) & Last Date for submission of Bid	Reserve Price	Date & Time of E-Auction
1	Deepak Samidurai (Borrower)	07537400000 00028 DBS Bank	Arcil-Retail Loan Portfolio-73B Trust	Rs. 45,99,963.16/- (Rupees Forty Five Lakh Ninety Nine Thousand Nine Hundred Sixty Three and Sixteen Paise Only) as on 10/07/2023 + further Interest calculated thereon from 11.07.2023 + Legal Expenses	Physical Possession on 22nd July 2026	On Request	Flat 2409 sq ft.	Rs. 18,59,800/- (Rupees Eighteen Lakh Fifty Nine Thousand Eight Hundred Only) Same day 2 hours before Auction 24/11/2026 on 01:00 PM Bid Increment: As mentioned in the BID document.	Rs. 1,85,98,000/- (Rupees One Crore Eighty Five Lakh Ninety Eight Thousand Only)	24.11.2026 on 3:00 PM

Description of the Secured Asset being auctioned: Property owned by: Deepak Samidurai - Schedule Property

A. SCHEDULE 'A' PROPERTY - All that piece and parcel of residential immovable property bearing property no.18 / 2 (old / original) of Kodihalli village, Corporation No.39, Varthur Hobli, Bengaluru South Tq., The apartment building 'Royal Manor Apartments' has stilt, ground + six upper floors and is constructed on immovable property bearing No.18 / 2 of Kodihalli village, Corporation No.39 (Old), new BBMP no.39 in Ward No.74 of Jeevanbima nagar Ward, having BBMP PID No.74-49-39. The immovable property / land where the entire apartment building is constructed measures 21,780 Sq.Ft. and **bounded on the :- East by** : 30 Ft. wide Road; **West by** : Private House Property; **North by** : Mosque; and **South by** : Temple.

SCHEDULE 'B' PROPERTY - 4.5768 % (997 Sq.Ft.) undivided share on land mentioned in Schedule 'A' Property.

SCHEDULE 'C' PROPERTY - All that piece and parcel of a three bed room residential apartment bearing No.017 (now Ref.no.304) in Third Floor of apartment building namely 'Royal Manor Apartments' having stilt, ground and six upper floors, within the jurisdiction of BBMP having BBMP PID No. 74-49-39 / 15, measuring 2,409 Sq.Ft. super built up area with RCC roofing, Mosaic flooring, teak and honne wood doors and windows together with one covered car parking space bearing No.304 in the stilt floor of the apartment building including proportionate share in common areas such as, passages, lobbies, staircase, terrace and right to use lifts, etc. together with all rights, easementary rights of access, passages, ways, common paths, estate, privileges and all appurtenances, advantages, whatsoever in the Schedule 'A' Property. The Schedule 'C' Property has electricity connection vide electricity meter installed bearing RR No.N56EH10293 and common BWSSB water connection. The postal address of residential flat conveyed hereunder is No.017, Third Floor, Royal Manor Apartment, BBMP PID No.74-49-39 / 15, 6th Cross, Kodihalli Main Road, Jeevanbima nagar, Bengaluru and the residential flat is **bounded on :- East by** : Road; **West by** : Common passage and Flat no.016 (Now-303); **North by** : Road; and **South by** : Flat no.018 (Now- 305).

Pending Litigations known to ARCIL	None	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount :	As mentioned in the BID document
Demand Draft	Arcil-Retail Loan Portfolio-73 B Trust	Payable at :	At per
RTGS details	Account Name : Arcil - Retail Loan Portfolio - 073-B - Trust, A/c No : 57500000903452, HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra - 400013.		
Name of Contact person & number	Mahesh Bangera : 9004173256, Ganesh M : 8762405382, Vijeth JP : 7892576854.		

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-pone 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/ Mortgageors, 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 : Bengaluru,
Date : 07.10.2026

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