Asset Reconstruction Company (India) Ltd. (Arcil)

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

Website: https://auction.arcil.co.in; CIN- U65999MH2002PLC134884

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 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 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").

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 27-01-2026 respectively	Possession type and date	Date of Inspection	Type of Property	Earnest Money Deposit (EMD)
Borrower: 1.Mr/Mrs. NAGUBOLU SAI BABU S/o LAKSHMANA ROA 2.Mr/ Mrs.NAGUBOLU RAMA DEVI	Loan Account Nos. X0HLRAH00002835038 Cholamandalam Investment and Finance Company Limited	Arcil - Trust - 2026 - 013	Rs. 1444135 (Rupees Fourteen lakhs Forty Four Thousand One Hundred Thirty Five Only	SYMBOLIC POSSESSION on 07-07-2026	Will be arranged on request	Individual Building, 971.11 sq yards or 811.97 sq.mts	96300 Rupees Ninety Six Thousand and Three Hundred Only

			as on 22-01-2026 + further Interest thereon + Legal Expenses				

Description of the Secured Asset being auctioned:

[A-SCHEDULE OF THE PROPERTY-SITE]

Dr. B.R. Ambedkar Konaseema District,Ravulapalem Sub-Registry,Ravulapalem Mandalam,Ravulapalem Grama Panchyati,Ravulapalem Village, 8A Block Residential Area, Z – Meraka pallam, R.S.No.89/1,a full extent of landed property consisting an Ac 2.39 cents, init eastern side landed property consisting of Ac 0.77 cents init landed property consisiting of ac 0.44 cents, init eastern side consisiting of 971.11Sqyards bounded by

East	:	Land belongs to Kusumanchi Kameswarao	230.0Ft
West	:	Site belongs to Swagruha constructions, Ravulapalem	230.0Ft
North	:	Puntha	38.0Ft
South	:	Land belongs to Padala Chanti Ramana	38.0 Ft

Within the above boundaries site consisting of 971.1Sq yards, inti undivided and unspecified 1/42nd share of site consisiting of 23.12 sq yards or 19.32 Sq mts

B-SCHEDULE PROPERTY-FLAT

Flat No 10 situated in first floor in a plinth area of 453 Sq ft , bearing door no 8-999/19G-10 in the Residential building called as Swagruha Residency consisting of G + 2 constructed in the Total A-Schedule Property bounded by : New Door no 8-2064

EAST: Common Passage
WEST: Open to Sky
NORTH: Flat No. 9
SOUTH: Open to Sky

within the above boundaries RCC Flat together with roof , structure , common ways, enjoyments and benefits, common water and sanitary ways and easement rights etc.

Pending Litigations known to ARCIL	NIL	Encumbrances/Dues known to ARCIL	NIL
Last Date for submission of Bid	One day before auction date	Bid Increment amount	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil-Trust-2026-013	Payable at par	
RTGS details	Arcil-Trust-2026-013, Trust account No - 57500001796433, HDFC Bank limited, Branch: MUMBAI - KAMALA MILLS, IFSC Code: HDFC0000542		
Name of Contact person & number	Mr/Mrs. Lohit Pradeep 9505471069 lohitpradeep@chola1.murugappa.com Mr/Mrs. Pavan Kumar 8499912932 sattirajupr@chola.murugappa.com Mr/MS Wasim Sayed 022- 66581376 collections8@arcil.co.in		

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website https://xpertauction.comin and 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: RAVULAPALEM

Date:08-10-2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.
(Trustee of Arcil-trust-2026-013))