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 22-01-2026 respectively	Possession type and date	Date of Inspection	Type of Property	Earnest Money Deposit (EMD)
Borrower: 1.Mr/Mrs. RAMAKRISHNA PILLA 2.Mr/Mrs. MADHURI PILLA	Loan Account Nos. HL05RAH00000 5044 Cholamandalam Investment and Finance Company Limited	Arcil - Trust - 2026 - 013	Rs. 1982545 (Rupees Nineteen lakhs Eighty Two Thousand Five Hundred Forty Five Only as on 22-01-2026 + further Interest thereon + Legal Expenses	Symbolic possession on 02-07-2026	Will be arranged on request	(G+1) RCCroof building with 221.46 Sq yds	216100 Rupees Two Lakh Sixteen Thousand One Hundred Only

Description of the Secured Asset being auctioned:

East Godavari District, Rajanagaram Mandalam, Rajanagaram SRO,Palacherla Grama Panchyati, Palacherla Village, Gram Kantam, RS No 30/2, a full extent of landed property consisting of ac 14.21 cents , Init site consisting of 221.46 Sq yards or 185.22 Sq mtrs under four itenms along with G+1RCC

Daba House bearing No 114-2-230 & 114-2-232 bounded by.

Boundaries of Item-1: i.e site consisting of 137.51Sq yards or 115.01Sq mtrs along with G+1daba house beaing Door No 114-2-230

East : 4th Item Site and house belongs to Allam Venkata rao 39.6' Ft
South : Panchyat Road 34.3' Ft
West : 2nd Item Site and House and 3rd Item site 32.0' Ft
North : Site and houses belongs to Kagitha Appa Rao and otehrs 35.0' Ft

within the above boundaries site consisting of 137.51Sq yards or 115.01Sq mtrs along with G+1 RCC Daba house bearing D.No 114-2-230 with doors, doorways, windows, cup boards etc along with all usual and easement rights

Boundaries of Item-2: i.e site consisting of 41.6 Sq yards or 34.79 Sq mtrs along with G+1daba house beaing Door No 114-2-232

East : 1st Item Site and house 20.09' Ft
South : Panchyat Road 17.6' Ft
West : House and Site belongs to Kosuri Anjaneyulu 20.09' Ft
North : 3rd Item Site 18.6' Ft

within the above boundaries site consisting of 41.6 Sq yards or 34.79 Sq mtrs along with G+1RCC Daba house bearing D.No 114-2-232 with doors, doorways, windows, cup boards etc along with all usual and easement rights

Boundaries of Item-3: i.e site consisting of 12 Sq yards or 10.03 Sq mtrs along with RCC Room and Bathroom

East : 1st Item Site and house 12' Ft
South : 2nd Item House, site 9' Ft
West : House and Site belongs to Kosuri Anjaneyulu 12' Ft
North : House and Site belongs to Kosuri Anjaneyulu 9' Ft

within the above boundaries site consisting of 12 Sq yards or 10.03 Sq mtrs along with RCC Room and Bathroom

Boundaries of Item-4: i.e site consisting of 30.35 Sq yards or 25.38 Sq mtrs along with RCC Bathroom

East : Site and house belongs to Allam Venkata Rao 12' Ft
South : Site and house belongs to Allam Venkata Rao 23.6' Ft
West : 1st Item site and house 11.6' Ft
North : House belongs to Allam Venkata rao 23.0' Ft

within the above boundaries site consisting of 30.35 Sq yards or 25.38 Sq mtrs along with RCC Bathroom Totaling to the above four items comes.to 221.46 Sq yards or 185.22 Sq mtrs along with G+1 RCC Daba house bearing No 114-2-230 & 114-2-232 and along with all usual and easement rights.

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/Ms.Beeram Gangadharam 8885615656 gangadharamsr@chola.murugappa.com Mr/Ms.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: RAJAHMUNDRY

Date:09-10-2026

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