

**Asset Reconstruction Company(India) Ltd. (Arcil)** CIN-U65999MH2002PLC134884 | Website: <https://auction.arcil.co.in>

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 :** 1G, 1st Floor, Century Plaza, No.560-562, Anna Salai, Teynampet, Chennai - 600018.**PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISES 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 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	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	Hariganesh (B1)	13867600004292/ 13867600004300 Federal Bank Limited	Arcil-Retail Loan Portfolio-029-B-Trust	Rs.4,96,31,568.08/- (Indian Rupees Four Crore Ninety Six Lakhs Thirty One Thousand Five Hundred Sixty Eight and Eight Paise Only) as on 05-03-2024 + further Interest thereon + Legal Expenses	Physical on 26-06-2024	25th February & 4th March 2026	UDS 2083 sq.ft Construction 3900 sq.ft	Rs.25,00,000/- (Indian Rupees Twenty Five Lakhs Only)	Rs. 2,50,00,000/- (Indian Rupees Two Crores Fifty Lakhs Only)	On 16.03.2026 12:00 p.m.

Description of the Secured Asset being auctioned: Property owned by HARI GANESH B1

SCHEDULE A : All that piece and parcel of land and building admeasuring Villa No. B1-HARI GANESH consisting of ground first and second floor of a total area of 3900 Sq. ft. (inclusive of common area, common shares, and interiors) with 2083 Sq. ft. undivided share in all that piece and parcel of Plot Nos. 5, 6, 7 & 8, sub divided as Plot Nos. D, C, B & A respectively admeasuring a total extent of 24994 Sq. ft. at 12h Cross Street, Ranga Reddy Garden, Neelengarai, Chennai-600115, now in Neelengarai Village, Sholinganallur Taluk, Kancheepuram District, comprised in Old Survey Nos. 28/2A1, 28/3A, 28/2A2, 28/4C, 28/4B, New Survey Nos. 28/10, 28/4A2, 28/4C, 28/2A1, 28/4B, 28/3A2 as per Patta Nos. 5530 & 5614 of Neelengarai Village, and **bounded on the- North by** : Survey No. 28/2 part, **South by** : 12 Cross Street Extension **East by** : Survey Nos. 28/2A2 and 28/4 (Old Plot No.4), **West by** : Survey Nos. 28/2A1 & 28/3A (Old Plot No.9) And situated within the Registration District of South Chennai and Sub Registration District of Neelengarai.

2	Hariganesh (B3)	13867600004284 Federal Bank Limited	Arcil-Retail Loan Portfolio-029-B-Trust	Rs.4,90,29,310.78/- (Indian Rupees Four Crore Ninety Lakhs twenty Nine Thousand Three Hundred Ten and Seventy Eight Paise Only) as on 05-03-2024 + further Interest thereon + Legal Expenses	Physical on 26-06-2024	25th February & 4th March 2026	UDS 2083 sq.ft Construction 3900 sq.ft	Rs.25,00,000/- (Indian Rupees Twenty Five Lakhs Only)	Rs. 2,50,00,000/- (Indian Rupees Two Crores Fifty Lakhs Only)	On 16.03.2026 12:15 pm
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Description of the Secured Asset being auctioned: Property owned by HARI GANESH B3

SCHEDULE-(B3) : All that piece and parcel of land and building admeasuring Villa No. B3-HARI GANESH consisting of ground, first and second floor of a total area of 3900 Sq. ft. (inclusive of common area, common shares and interiors) with 2083 Sq. ft. undivided share in all that piece and parcel of Plot Nos. 5, 6, 7 & 8, sub divided as Plot Nos. D, C, B & A respectively admeasuring a total extent of 24994 Sq. ft. at 12" Cross Street, Ranga Reddy Garden, Neelengarai, Chennai-600115, now in Neelengarai Village, Sholinganallur Taluk, Kancheepuram District, comprised in Old Survey Nos. 28/2A1, 28/3A, 28/2A2, 28/4C, 28/4B, New Survey Nos. 28/10, 28/4A2, 28/4C, 28/2A1, 28/4B, 28/3A2 as per Patta Nos. 5530 & 5614 of Neelengarai Village, and **bounded on the- North by** : Survey No. 28/2 part, **South by** : 12th Cross Street Extension, **East by** : Survey Nos. 28/2A2 and 28/4 (Old Plot No.4), **West by** : Survey Nos. 28/2A1 & 28/3A (Old Plot No.9) And situated within the Registration District of South Chennai and Sub Registration District of Neelengarai.

3	Roopa Hari Ganesh (B2)	13867300003164 Federal Bank Limited	Arcil-Retail Loan Portfolio-029-B-Trust	Rs.4,48,84,001.24/- (Indian Rupees Four Crore Forty Eight Lakhs Eight Four Thousand One and Twenty Four Paise Only, as on 05-03-2024 + further Interest thereon + Legal Expenses	Physical on 26-06-2024	25th February & 4th March 2026	UDS 2083 sq.ft Construction 3900 sq.ft	Rs.25,00,000/- (Indian Rupees Twenty Five Lakhs Only)	Rs. 2,50,00,000/- (Indian Rupees Two Crores Fifty Lakhs Only)	On 16.03.2026 12:45 pm.
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Description of the Secured Asset being auctioned: Property owned by ROOPA HARI GANESH (B2)

Schedule-(B2) : All that piece and parcel of land admeasuring Villa No. B2-ROOPA HARI GANESH consisting of ground, first and second floor of a total area of 3900 Sq. ft. (inclusive of common area, common shares and interiors) with 2083 Sq. ft. undivided share in all that piece and parcel of Plot Nos. 5, 6, 7 & 8, sub divided as Plot Nos. D, C, B & A respectively admeasuring a total extent of 24994 Sq. ft. at 12 Cross Street, Ranga Reddy Garden, Neelengarai, Chennai-600115, now in Neelengarai Village, Sholinganallur Taluk, Kancheepuram District, comprised in Old Survey Nos. 28/2A1, 28/3A, 28/2A2, 28/4C, 28/4B, New Survey Nos. 28/10, 28/4A2, 28/4C, 28/2A1, 28/4B, 28/3A2 as per Patta Nos. 5530 & 5614 of Neelengarai Village, and **bounded on the- North by** : Survey No. 28/2 par, **South by** : 12th Cross Street Extension, **East by** : Survey Nos. 28/2A2 and 28/4 (Old Plot No.4), **West by** : Survey Nos. 28/2A1 & 28/3A (Old Plot No.9) And situated within the Registration District of South Chennai and Sub Registration District of Neelengarai.

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	On or before 13-03-2026 before 5.00 pm	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	As mentioned in the Trust Name column	Payable at :	Chennai
RTGS details	ACCOUNT NAME : Arcil-Retail Loan Portfolio-029-B-Trust, A/C No : 57500000961251, Maintained with : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compound Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013.		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Karthikeyan Jayavel - 9841415252 (karthikeyan.jayavel@arcil.co.in), Vijayaraj - 9551714945 (vijayaraj@arcil.co.in)		

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/ 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 8(5) of the Rules and the Act.

Place : Chennai
Date : 12.02.2026Sd/-
Authorized Officer,
Asset Reconstruction Company (India) Ltd.