

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC -BANK - 024 -Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

e-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged/charged to City Union Bank Ltd. to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-024-Trust, the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on “As is where is”, “As is what is” and “Whatever there is” basis on 23.06.2023 at 11:00 a.m., for recovery of outstanding dues of Rs.7,68,63,312 /- (Rupees Seven Crores Sixty Eight Lakhs Sixty Three Thousand Three Hundred and Twelve only) as on 30.04.2023 together with further interest from 01.05.2023 at contractual rate till recovery and other costs, charges etc due to the Encore ARC (Secured Creditor), from Borrowers and Guarantors viz. 1) Mrs. L. Sivakama Sundary (Borrower) 2.Mr. B. Lakshmanan (Borrower) , 3. Mrs. S. Manimelagai (Guarantor), 4. Mr. VKB Radhakrishnan (Guarantor), 5. Mr.B.Ramakrishnan (Guarantor) and 6. Mr.Shanmuga Sundaram (Guarantor).

Note:

Besides above dues, there is an outstanding due amount of Rs.17,13,643 (Rupees Seventeen Lakhs Thirteen Thousand Six Hundred and Forty Three Only) as on 30.04.2023 recoverable from Borrowers & Guarantors. 1) Mrs. L. Sivakama Sundary (Borrower) 2. Mr. B. Lakshmanan (Borrower) , 3. Mrs. S. Manimelagai (Guarantor), 4. Mr. VKB Radhakrishnan (Guarantor), 5. Mr.B.Ramakrishnan (Guarantor) and 6. Mr.Shanmuga Sundaram (Guarantor) together with further interest from 01-05-2023 at contractual rate till recovery and other costs and charges, under Term Loan Account No. 501812080077479.

Encore ARC reserves right to adjust / set off the surplus if any to the above noted account out of the sale proceeds of mortgaged property/ies by exercising general lien / set off.

The description of the mortgaged immovable property, and the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	1) Mrs L. Sivakama Sundry (Borrower) 2.Mr. B. Lakshmanan (Borrower) ,	<p>Item No.1: Chidambaram Registration District, Chidambaram Sub Registration District, Chidambaram Taluk, Chidambaram Town Municipal limits, Ward No.3, Block No.14, Door No:179, 180 West car street, Western 1643 square feet out of 6515 square feet (East - West 62 ' North- South 26'6") comprised in T.S No.717/1B 1B -100 Square feet T.S No.720 - 1369 Square feet T.S No.721 - 2648 Square feet T.S No.722 -2398 Square feet Total 6515 Square feet East - West 226' on the northern side 228'6" on the southern side North - South 30'6" on the eastern side, 26'6" on the Western side with the following boundaries: East of West car street ,West of Natarajaperwnalkoil compound wall, North of Seenuvasa lyengar house, South of A.M.H Bai vagayara house and site.</p> <p>Item No.2: Chidambaram Registration District, Chidambaram Sub Registration District, Chidambaram Taluk, Chidambaram Town Municipal limits, Ward No.3, Block No.14, Door No:179, 180 West car street, 1643 square feet out of 4872 square feet (after excluding</p>	Rs.10,00,00,000 (Rupees Ten Crores Only)	Rs. 1,00,00,000 (Rupees One Crore Only)	Rs.1,00,000 (Rupees One Lakh Only)

		<p>the property described as item I) measuring East - West 62' North-South 26'6" out of T.S No.717/1B1B - 100 Square feet T.S No.720 - 1369 Square feet T.S No.721 - 2648 Square feet T.S No.722 - 2398 Square feet Total 6515 Square feet with the following boundaries East of Sivakamasundari site West of Natarajaperumalkoil compound wall North of Seenuvasa lyengar house and Shop South of A.M.H.Bai vagayara house and site</p> <p>Item No.3: Chidambaram Registration District, Chidambaram Sub Registration District, Chidambaram Taluk, Chidambaram Town Municipal limits. Ward No.3, Block No.14, Door No:21, 21/1, 21/2-1612 ½ square feet out of 6515 square feet East - West 53'9" North-South 30' within this site including with the following boundaries: East of applicant's property West of Vendors remaining extent (now purchased by applicant) North of Seenuvasa lyengar house and Shop South of Rahamathunnisa house and shop T.S No.717/1B1B - 100 Square feet T.S No.720 - 1369 Square feet T.S No.721 - 2648 Square feet T.S No.722 - 2398 Square feet</p> <p>Item No.4: Chidambaram Registration District, Chidambaram Sub</p>			
--	--	---	--	--	--

	<p>Registration District, Chidambaram Taluk, Chidambaram Town Municipal limits, Ward No.3, Block No.14, Door No:179, 180, New Door No. 21, 21/1, 21/2-eastern 1616 1/2 square feet out of 4898 ½ square feet with the following boundaries: East of applicant's property West of sabanayagar koil Veerappa Naicker compound wall North of Srinivasa lyengar house and Shop South of Rahamathunnisa house and shop,</p> <p>Along with Commercial Complex in the name of "Lakshmanan Tower" constructed in the above Land items, with the following plinth Area -Total Extent of Land — 6515 Sq.ft along with construction thereupon.</p>			
Date of Inspection of Secured Assets		31.05.2023 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid		Before 3.00 PM on 22.06.2023		
Date & Time of e-Auction		23.06.2023 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

Terms and Conditions

- a. The e-auction sale of Secured Assets, which are under possession of Encore ARC after said assignment, is on “as is where is”, “as is what is”, “whatever there is” and “no recourse” basis for and on behalf of the Secured Creditor viz. Encore ARC.
- b. Bid document containing general terms and conditions of sale can be obtained from <https://bankeauctions.com> between 12-05-2023 to 22-06-2023.

- c. The interested bidders may inspect the secured assets on 31-05-2023 between 10.00 am to 3.00 pm.
- d. For participating in online e-auction sale, Bid Offer form, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof and other documents as detailed in Bid Document, are required to be submitted along with EMD, which is payable by way of RTGS/NEFT in the name of **EARC - Bank - 024 - Trust, account No. 57500000634232, HDFC Bank , Sector 29, Gurgaon, Haryana -122002, IFSC Code No. HDFC0001720** on or Before 3.00 PM on 22-06-2023. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e. nagaraju.bm@encorearc.com.
- e. The secured assets shall be sold by the Authorised officer by way of **Electronic Public Auction on 23.06.2023** in the premises of Encore ARC at **5th Floor, Plot 137, Sector 44, Gurugram – 122 002, Haryana** through e-Auction Agency M/s.C1 India Pvt Ltd at their website/portal i.e. <https://bankeauctions.com> **between 11:00 AM to 1:00 PM** with auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if valid bid is made within last 5 minutes before close of e-Auction.
- f. The EMD will not carry any interest.
- g. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer of Encore ARC (AO) and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc;
- h. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s.C1 India Pvt Ltd; Contact number Mr. Prabakaran M. +91-7418281709 email id tn@c1india.com and Support Team Email Id support@bankeauctions.com Contact Nos.: +917291981124 /25 /26
- i. The bidder will be required to submit the bid above the reserve price in the manner as mentioned in Bid Document along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount as mentioned by such bidder in Bid Offer form shall be treated as final bid from the respective bidder.
- j. The Authorised Officer reserves the right to accept or reject any/or all the bids or adjourn, postpone or cancel the auction without assigning any reasons thereof.
- k. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately upon declaration as highest bidder and balance 75% of the sale price within 15 days from the date of

confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer of Encore ARC.

- l. This notice is also to be treated as a notice under Rule 8(6) of the Rules, to the Borrower(s)/Guarantor(s)/ Mortgagor(s). Attention of all interested parties is also invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 regarding time available to redeem the secured assets.
- m. The payment of all applicable Stamp duties, additional stamp duties, transfer charges, statutory dues, non statutory dues, GSTN, assessment charges, fees owing to anybody etc. shall be the sole responsibility of the successful bidder only.
- n. The intending bidders are advised to make their own independent enquiries regarding the other encumbrances, title of properties put to auction and claims / rights / dues affecting the property prior to submitting their bid. The Secured Assets are being sold with all the encumbrances known and / or unknown to Secured Creditor. The Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-Bank-024-Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

Interested bidders may contact Authorised officer Mr B.M. Nagaraju, on Mobile No.83840 74164 or Mr. K.Nagendran Mobile No. 91762 91717, S. Sabari Sundar on Mobile No.7904918124 for any further information / query.

Date: 11.05.2023
Place: Chennai

B.M. Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited