



PHOENIX ARC LIMITED (Formerly Known as Phoenix ARC Private Limited)
 Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and
 Western Express Highway, Ville Parle (E), Mumbai – 400057, Tel: 022- 68492450,
 Fax:022- 412313,
 CIN:U67190MH2007PTC168303;Email:info@phoenixarc.co.in;Website:www.phoen
 ixarc.co.in;

ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES)** and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagor and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in capacity as Trustee of **Phoenix Trust FY19-5 Scheme I** (pursuant to assignment of debt by Bajaj Finance Limited (BFL) in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd) vide an Assignment Agreement dated **10.12.2019** will be sold on **“AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE”** condition, by way of an **“online e-auction”** for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website <https://www.bankeauctions.com> as per the details given below:

BORROWER/S & GUARANTOR/S NAME & ADDRESS

1. M/S Configure Quality Systems, Partnership, #471 B 100 feet road, Gandhipuram, Coimbatore-641012.
2. Mrs. Bragadeesh R,
 S/o Mr. Ravichandran,
 No. 38, Appanai Crenpalayam,
 Thudialur, Coimbatore-641034
Also at:
 Mr. Bragadeesh,
 Sf no. 162/1a, 162/1b, Site no. 149,
 Meenakshi Garden, 3rd street,
 Vellakinar Village, Coimbatore-641034.
3. **Mrs. Klaranjini K S**
 No. 38, Appanai Crenpalayam,
 Thudialur, Coimbatore-641034
4. **Mrs Deepaeswari S**
 New no. 175, New Vellakinaru,
 Coimbatore-641029.
Also at:
 Mrs Deepaeswari,
 Sf no. 162/1a, 162/1b, Site no. 149,
 Meenakshi Garden, 3rd street,

	<p>Vellakinar Village, Coimbatore-641034</p> <p>5. Mr. Mohammed Azad, New No. 149, Velakinaru, Coimbatore-641029</p> <p>6. N Roshinaparveen New No. 149, Velakinaru, Coimbatore-641029</p>
Amount due as per Demand Notice dated 14.01.2020 issued under section 13(2) of the SARFAESI Act, 2002	Rs. 61,83,130/- (Rupees Sixty-One Lakh Eighty-Three Thousand One Hundred and Thirty Only) along with further interest, cost, charges and etc as per contractual rates.
Amount Due as on 07.05.2026	Rs. 99,45,350/- (Rupees Ninety-Nine Lakh Forty-Five Thousand Three Hundred and Fifty only) along with further interest, cost, charges and etc as per contractual rates.
Possession Status	In Physical Possession
Inspection Date	On Request
Reserve Price	Rs. 50,00,000/- (Rupees Fifty Lakh Only)
Earnest Money Deposit (EMD Amount)	Rs. 5,00,000/- (Rupees Five Lakh Only)
Bid Increment	RS. 50,000/- (RUPEES Fifty Thousand ONLY) & in such multiples
Bank Account Details	The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX Trust FY 19 - 5 Scheme I", PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 8612768219, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: KKBK0000631
Last Date of submission of Bid (E- Auction)	09-06-2026 (Monday) on or before closure of banking hours
Date of E- Auction	10-06-2026 (Tuesday) between 12:00 PM to 1:00 PM
Mode of E-Auction	Online - e auctions
Link for Sale Notice and Tender Documents	https://phoenixarc.co.in?p=7135
Description of the Secured Asset being auctioned.	In Coimbatore Registration District, In Ghandhi Puram Sub Registration District, in Coimbatore North Taluk, In Vellakinar Vilege, in S.F.Nos. 162/1A, 162/1B. In this a Layout was formed, in this layout site no. 149 situated with the following boundaries. North of - 23 Feet wide Road, South of - Site no. 164, East of - Site no. 148, West of - Site no. 150; Within this,

East - West on the North 35 Feet, East - west on the South 35 Feet, North - South on the East 45 Feet, North - South on the West 45 Feet; Admeasuring an extent of 1575 Sq. Ft or 003 cents 267 Sq. Ft of the Site together with building thereon together with right to use the common roads and all other appurtenances thereto. The said property bears Door no. 149, Meenakshi Garden Vellakinar. Name of the mortgagor: Mr. Bragadeesh R, S/o Mr. Ravichandran

Terms and Conditions of E- Auction

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankeauctions.com> M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned herein above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-886682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above for each property. **Intending purchasers/bidders are required to submit EMDs for each property detailed herein above.**
9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day**, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.

12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. For inspection of the property/is or more information, the prospective bidders may contact Mrs. **Haritha Ramamurthy, Mr. B Chandrashekar, Mr. Kuldeep Gupta and Mahesh Malunjkar at following email address**
haritha.ramamurthy@phoenixarc.co.in/b.chandrasekhar@phoenixarc.co.in/ kuldeep.gupta@phoenixarc.co.in) or on +91-7989564079/+91-8496009819/+918655943688/9920381684
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.
18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction 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 Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.
20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.
21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002

Place: Coimbatore

Date: 11-05-2026

Sd/-

Authorised Officer

Phoenix ARC Limited (Formerly Known as Phoenix ARC Pvt Ltd), Phoenix Trust FY19-5 Scheme I

TENDER DOCUMENT FOR E AUCTION

1. Whereas Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity of Trustee for **Phoenix Trust FY19-5 Scheme I** ("**Phoenix**")

Classification: Public

through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**SARFAESI ACT, 2002**) has decided to sell through **e-Auction** the secured asset mentioned in **ANNEXURE - I** for realization of the secured debts due to Phoenix amounting to **Rs. 99,45,350/- (Rupees Ninety-Nine Lakh Forty-Five Thousand Three Hundred and Fifty only)** outstanding as on **07.05.2026** with further interest and penal interest as per demand notice dated **14.01.2020** issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., M/S Configure Quality Systems, Partnership, #471 B 100 feet road, Gandhipuram, Coimbatore-641012. Mrs. Bragadeesh R, S/o Mr. Ravichandran, No. 38, Appanai Crenpalayam, Thudialur, Coimbatore-641034 Also at: Mr. Bragadeesh, Sf no. 162/1a, 162/1b, Site no. 149, Meenakshi Garden, 3rd street, Vellakinar, Village, Coimbatore-641034. **Mrs. Klaranjini KS**, No.38, Appanai Crenpalayam, Thudialur, Coimbatore, 641034, Mrs **Deepaeswari S**, New no. 175, New Vellakinaru, Coimbatore- 641029. Also at: Mrs. Deepaeswari, Sf no. 162/1a, 162/1b, Site no. 149, Meenakshi Garden, 3rd street, Vellakinar Village, Coimbatore-641034, Mr. Mohammed Azad, New No. 149, Velakinaru, Coimbatore- 641029, N Roshinaparveen, New No. 149, Velakinaru, Coimbatore-641029 under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Phoenix ARC Limited (Formerly Known as Phoenix ARC Pvt Ltd) - PHOENIX TRUST - FY 19-5 SCHEME I 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	M/s. C1 India Pvt. Ltd., (“Service Provider”) Gulf Petro Chem, Building No.301, 1 st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	Date of Auction: - As per Sale Notice Timings: - As per Sale Notice AuctionWebsite:- https://www.bankeauctions.com

<p>Annexure</p>	<p>1) Terms & conditions of e-Auction 2) Soft Copy of Auction Notice published in newspapers (Annexure – I) 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Declaration From Bidder (Annexure-IV) 6) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 7) Price Confirmation Letter by H1 Bidder (Annexure – V)</p>
<p>Special Instructions</p>	<p><u>Bidding in the last minutes and seconds should be avoided in the bidder(s) own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.</u></p>

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidder(s) shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidder(s) themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidder(s) and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidder(s) are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder(s) regarding the bidding process, functions and e-Auction rules. All the bidders are required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of secured assets by Phoenix under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidder(s) on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**
Procedure of e-Auctioning
 - i. **e-Form Submission**

All interested bidders need to fill online form available on e-Auction domain with necessary details.

ii. **Online e-Auction:**

- Phoenix will declare its **Opening Price (OP)**, which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value. **In case of a sole bidder, the said bidder must mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.**
 - The **“Bid Increase Amount”** has been fixed in respect of the secured assets which the bidder(s) can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **“Bid Increase Amount”**.
 - Online Auction shall be open for **1 hour**. If bidder(s) places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*
9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure – V after the completion of e - Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder(s) to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:

Classification: Public

- a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid placed by bidder(s)
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction.
12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
 13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
 14. Phoenix / Service Provider shall not have any liability towards bidder(s) for any interruption or delay in access to the site irrespective of the cause.
 15. The bidder(s) are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
 16. **Successful bidder:** At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

- i) The E-Auction is being held on **“AS IS WHERE IS” basis & “AS IS WHATEVER THERE IS AND WITHOUT RECOURSE” condition.**
- ii) The intending bidder(s) should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.
- iii) It shall be the responsibility of the bidder(s) to inspect and satisfy themselves about the secured assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, the undersigned shall not be responsible / liable for any error, misstatement, or omission.
- v) The inspection of secured asset put on auction will be permitted to interested bidder(s) at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.
- vi) The EMD shall be payable **NEFT and / or RTGS** in the **“PHOENIX TRUST - FY 19-5 SCHEME I”**, **PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 8612768219, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: 'KKBK0000631**
****Please note that the Demand Draft and Cheques shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and register their name at “<https://www.bankeauctions.com>” and get user ID and Password free of**

cost and get training on e-Auction from the Service Provider, by contacting on **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682398/25/26, Email ID: support@bankeauctions.com**, After deposit of EMD as mentioned above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** along with KYC Documents more particularly described in table below in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached as **ANNEXURE-I (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**)

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	DOCUMENTS
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICIPATION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Firm

- vii) Failure to submit the abovementioned the documents, the bid is liable to be rejected.

- viii) The E-Auction will take place through web portal "<https://www.bankeauctions.com>" on the time specified in the E- Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.
- ix) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by RTGS. **The secured assets shall not be sold below and /or at the reserve price.**
- x) The conditional bid(s) may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**
- xi) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each item in the multiple of amount mentioned against the secured assets under column "**Bid Increment Amount**" mentioned in **ANNEXURE-I**. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I**.
- xiii) The EMD of unsuccessful bidder(s) will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.bankeauctions.com>) online within 5 working days of the completion of the auction. The bidder(s) will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xiv) The Authorised Officer of Phoenix is not bound to accept the highest offer, and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.
- xv) The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in **public notice annexed as ANNEXURE – I**, on or before the closure of banking hours on the date mentioned in the Sale Notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before Fifteenth (15th) day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.
- xvi) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- xvii) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
- xviii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to any authority towards the transfer of the rights in its / his / her favour.

- xix) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.
- xx) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder(s) shall not involve himself/itself or any of his/its representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s).
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidder(s) for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-

Authorised Officer

Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd)

PHOENIX TRUST - FY 19-5 SCHEME I

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankeauctions.com>) and follow the following procedures:

- **Annexure – II:** All the Prospective Bidder(s) will have to –
 - get the printout.
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- **Annexure –III:** All the Prospective Bidder(s) will have to –
 - get the printout

Classification: Public

- fill it up and sign
- upload the scanned copy while submitting the bid
- **Annexure –IV:** All the Prospective Bidder(s) will have to -
 - get the printout
 - fill it up and sign
 - upload the scanned copy while submitting the bid
- **Annexure – V:** Just after receiving Training on e-Auction, Bidder(s) will have to –
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com
- **Annexure – VI:** Just after the completion of e-Bidding Process, the H1 Bidder will have to
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

Thiruvannainallu Sri Kripapureswarar temple

Existed in rudimentary form in 5th century

பித்தா பிறைகுடி பெரு மானே
அருளாளா
எத்தால் மற வா தே
நினைக்கின்றேன் மனத்துன்னை
வைத்தாய் பெண்ணைத்
தென்பால்
வெண்ணை நல்லூர்
அருட்டுறையுள்
அத்தா உனக் காளாய் இனி
அல்லேன் எனல் ஆமே
பாநூர் புகழ் எய்தித் திகழ்
பன்மாமணி யுந்திச்
சீரூர் பெண்ணைத்
தென்பால் வெண்ணையல்லூர்
அருட்டுறையுள்
ஆருரன் எம்
பெருமாற்காளல்லைன் எனலாமே

Sri Kripapureswarar Temple at Thiruvannainallu stands as one of the most sacred Saivite shrines of Tamil Nadu, sanctified by devotion, legend, poetry and divine grace. Revered as the abode of Lord Shiva in the form of Sri Kripapureswarar, the temple is also celebrated by the names Arutkondanathar and Aruthurainathar.

The shrine occupies a luminous place among the 276 Paadal Petra Sthalams glorified in the sacred hymns of *Thevaram*, where the great Saivite saints transformed spiritual experience into immortal Tamil poetry. It was here that Saint Sundarar, one of the foremost Nayanmars of the Tamil Saiva tradition, received divine initiation from Lord Shiva Himself and began his celebrated *Thirumurai* hymn with the unforgettable invocation, "Pithaa Piraisoodi."

The saint-poet Sekkizhar later immortalized the temple's spiritual grandeur in the *Periyapuranam*, ensuring that Thiruvannainallu would forever remain etched in the religious consciousness of Tamil civilization.

History
Historical traditions suggest that the temple existed in a rudimentary form as early as the 5th century CE, while the present stone structure largely took shape during the mighty Chola era in the 10th century. The Cholas, renowned for transforming Tamil Nadu into a landscape of monumental temples, expanded and enriched the shrine through successive generations. Among the royal patrons, Queen Sembian Mahadevi occupies a distinguished place. Revered for her deep piety and patronage of Saivism, she played a pivotal role in renovating ancient temples and preserving Tamil spiritual architecture. Historians frequently describe her as one of the greatest female benefactors in South Indian religious history. The temple at Thiruvannainallu thus reflects not merely faith, but also the artistic brilliance and administrative vision

of the Chola civilization.

Architecture

Architecturally, the temple possesses the solemn dignity characteristic of classical Dravidian design. The majestic five-tiered Rajagopuram rises above the sacred complex like a spiritual gateway between the earthly and the divine. Within the precincts stand the Dwajasthambam, the Bali Peedam, and the Nandhi Vaahanam facing westward toward the sanctum. One of the most remarkable features of the temple is the famed "Vazhakkadu Mandram," the court hall where Lord Shiva, disguised as an old man, argued His divine claim over Sundarar before learned scholars.

Legends

The very name Thiruvannainallu emerges from a powerful legend associated with Goddess Parvati. After assuming the fierce form of Durga to destroy the buffalo demon Mahishasura, the Goddess remained enveloped in intense anger and cosmic heat. Seeking serenity, she fashioned a Shiva Lingam out of butter and worshipped Lord Shiva on the banks of the Then Pennai River. Through this act of devotion, she regained her peaceful and auspicious form. Since the Lingam was made of butter - "vennai" in Tamil - the place came to be known as Thiruvannainallu.

The Goddess blesses devotees here as Sri Mangalambikai, embodying compassion, grace, and auspiciousness. The symbolism is deeply philosophical: divine anger dissolves into divine grace through devotion.

Another sacred tradition connects the temple to the cosmic episode of the *Samudra Manthanam*, the churning of the ocean. When the deadly *Halahala* poison emerged, Lord Shiva consumed it to save creation, causing unbearable heat to accumulate in His throat, which became blue and earned Him the name Neelakanta. To cool this divine heat, Goddess Parvati is believed to have constructed a fort of butter and performed penance here. This legend beautifully intertwines cosmic mythology with the local geography of Thiruvannainallu, elevating the temple into a meeting point between heaven and earth.

The temple's greatest spiritual distinction arises from its inseparable bond with Saint Sundarar. According to Saivite tradition, Sundarar existed originally in Mount Kailash as "Alala Sundarar," a close attendant of Lord Shiva. When he developed affection for Kamalini and Aninithai, attendants of Goddess Parvati, Shiva ordained that they all be born on earth to



experience mortal life before returning to Kailash. Sundarar was born as Nambi Arurar at nearby Thirunavalur and raised under royal patronage. His life changed forever on the day arranged for his marriage, when an aged stranger entered the ceremony claiming Sundarar as his hereditary servant. The old man produced a palm-leaf document as proof, leading to a fierce argument before scholars and elders. In anger and confusion, Sundarar called the stranger "Pithaa" - a madman. The case was eventually brought to Thiruvannainallu, where the learned assembly verified the authenticity of the palm-leaf manuscript and ruled in favour of the old man.

When Sundarar reluctantly followed the stranger into the sanctum, the old man disappeared into the Shiva Lingam. Lord Shiva then manifested before him in divine splendour, revealing both Sundarar's celestial past and his spiritual destiny. Overwhelmed, Sundarar stood speechless until Shiva Himself instructed him to begin his hymn with the word "Pithaa." Thus was born one of the greatest devotional outpourings in Tamil religious literature. From that moment, Nambi

Arurar became Sundarar, the beloved servant-poet of Shiva, and "Vanthondar," the bold devotee who dared to argue with God. The Lord here came to be worshipped as "Thaduthu Atkondanathar" - the One who stopped and claimed His devotee. Few stories in world spirituality portray divine intimacy with such tenderness and dramatic beauty. The temple also preserves the profound theological concept of divine forgiveness. In the form of Pichadanar, Shiva is believed to have absolved arrogant sages who eventually surrendered before Him. Because the Lord bestowed boundless grace and compassion, the place became known as "Thiru Arutthurai," the sacred abode of divine mercy. The presiding deity is therefore adored as Kripapureswarar - the Lord of Compassion and Grace.

Deities

Within the sanctum, Sri Kripapureswarar appears majestically as Swayambhu Shiva Lingam facing east. The shrine is guarded by imposing Dwarapalakas, while the surrounding Koshta deities include Sri Pitchadanar, Sri Dakshinamurthy, Sri Lingothbhavar, and Sri

Durgai Amman. The shrine of Goddess Sri Mangalambikai radiates serenity from her pillared mandapam, where she stands in benevolent grace blessing devotees.

The temple complex further houses shrines for Sri Vinayagar, Sri Murugan with Valli and Devasena, the sixty-three Nayanmars, the Naalvar, Sri Somaskandar, Sri Maha Vishnu, Sri Gajalakshmi, Sri Ayyanar, and many others.

Poojas

The temple follows Saivite tradition. The temple priests perform the puja (rituals) during festivals and on a daily basis. The temple rituals are performed four times a day: *Kalasanthi* at 6:00 a.m., *Uchikalam* at 11:00 a.m., *Sayarakshai* at 5:00 p.m., and *Sayarakshai* between 7:45 - 8:00 p.m.

Festival

The temple remains vibrant with ritual worship and grand festivals throughout the year. The Aadi Swathi festival commemorating Sundarar's birth draws devotees from across Tamil Nadu, while

the ten-day Panguni Uthiram Brahmotsavam fills the temple streets with processions, music, lamps, and sacred fervour. Festivals such as Skanda Sashthi, Maha Shivaratri, Karthigai Deepam, Margazhi Tiruvadhira, and the unique Vazhaku Theertha Mandapam celebration continue to preserve centuries-old traditions. The temple chariot and sacred Pushkarani further enrich its ceremonial life, while the Sthala Viruksham, the bamboo tree sheltering Naga Devathas, adds

another layer of sacred symbolism to the shrine.

For countless devotees, this is not only a historic temple but a living sanctuary of hope and transformation. Worshippers seek the blessings of Lord for marriage, children, eloquence, career advancement, and spiritual upliftment. Many believe that sincere prayers offered here bring unexpected turning points in life. The temple is open from 6a.m. to 12 noon and from 4 p.m. to 8.30 p.m.



HFS | Hiranandani Financial Services

HIRANANDANI FINANCIAL SERVICES PRIVATE LIMITED

Regd. Office: 514, Dalamal Towers, 211 Free Press Journal Marg, Nariman Point, Mumbai-400021.
Corporate Office: 9th Floor, Sigma Towers, Hiranandani Business Park, Technology Street, Powai, Mumbai - 400076.
Email: wecare@hfs.in • Website: www.hfs.in • Tel. No.: 022-25763623 • CIN No.: U65999MH2017PTC291060

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the Authorized Officer of Hiranandani Financial Services Pvt. Ltd. (hereafter referred to as "HFS") under the Act and in exercise of the powers conferred under Section 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below:

Loan Account No. & Name of the Borrower / Co-Borrowers / Address	Dt. of Demand Notice / U/s. 13(2) & Total O/s.	Description of Secured Assets / Mortgage Property
LAN : 4375056101014457 Current Id #7561 1. Mangaiyar Thaiyalagan (Borrower) 2. Parvathi D (Co-Borrower) 3. Devarajan V (Co-Borrower) Add For Sr. No. 1, 2 & 3 : 72/182 Muthal Agraharam, Malabar Complex Opposite, Dharmapuri, Tamil Nadu - 636001. Add For Sr. No. 1, 2 & 3 : 71 Kalavaivar Street, Hastampatti, Salem, Tamil Nadu - 636007.	Dated : 14.05.2026 For LAN : 4375056101014457 Rs. 33,72,435/- (Rupees Thirty Three Lakh Seventy Two Thousand Four Hundred & Thirty Five Only) as on 04.05.2026 & NPA DATE : 04.03.2026	All that piece and parcel of Survey No: Old T.S. No -26/2, New T.S. No.34, Ward - B, Block - 6, Totai, Extent: 775 sq. ft., Door No. 12,13, Hastampatti Village, Kalavaivar Street, 7th ward, "D" Division, Salem west, Regd District, Salem (W) Joint-1 SRO. Boundaries for 775 Sq. Fts. Of land with building: • North of: Saravanam Remaining land, South of: Kalyani Property, East of: Yasotha & others House, West of: Kalavaivar Street. Measurement details: - North: East West: 64 Ft., South: East West: 62 1/2 Ft., East- South North: 12 1/4 Ft., West-South North: 12 1/4 Ft. Total: 775 Sq. Ft. With all easements Rights and Pathway. Together with anything attached to the earth or permanently fastened to anything attached to the earth with all present and future structures thereon.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that HFS is a secured creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, HFS shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. HFS is also empowered to ATTACH AND / OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), HFS also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the HFS. This remedy is in addition and independent of all the other remedies available to HFS under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of HFS and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/-
Authorized Officer
Hiranandani Financial Services Private Limited

Place : Salem, Tamil Nadu
Date : 16.05.2026

Sundra Kadam Sargam 19 Slokas 6 to 12

Hanuman sees Sita weeping in silent anguish

मलमण्डन च्त्रिराङ्गी मण्डनारहामण्डिताम्।
मृणाली पङ्कदग्धिव वभिर्ता न वभिर्ता च।।5.19.6।।
malamaṇḍana citrāṅgīṅ maṇḍanārḥām
amaṇḍitām.
mṛṇālī paṅka digdhēva vibhāti na vibhāti ca
।।5.19.6।।
Her sacred form was covered with dust, lending her a strange and sorrowful radiance. Though born to be adorned with jewels and divine ornaments, she sat without embellishment, like a lotus stalk rising from the mire - beautiful in essence, yet dimmed by suffering.

समीपं राजमहिष्य रामस्य वदितित्मनः।सङ्कल्पहयसंयु
कूर्स्रयान्तीमवि मनोरथैः।।5.19.7।।
samīpaṅ raja sinhasya rāmasya viditātmanaḥ.
saṅkalpa haya sahyuktair yāntīmiva manōrathaiḥ
।।5.19.7।।
Her mind, unwavering in devotion, moved ceaselessly towards the supreme sovereign of her soul, Lord Rama. It was as though the chariot of her heart was drawn by the swift horses of resolve, carrying her spirit alone towards Him.

Seated thus in stillness and pain, she resembled a majestic serpent queen lying coiled in sorrow, like the radiant star Rohini eclipsed beneath the dark smoky of a dreadful comet named Ravana. वृत्तशीलकुले जातमाचारवर्त धारमक्ति। पुनःसंस्कारमापन्नां जातमवि च दुष्कुले।।5.19.10।।
vṛtta śīla kulē jātām ācāravati dhārmikē.
punaḥ saṅskāra māpannāṅ jātām iva ca duṣkulē।।5.19.10।।
Though born in a noble lineage sanctified by righteousness and virtue, she appeared as one passing through a divine trial of purification, as gold is tested in fire before revealing its flawless brilliance.

अभूतेनापवादेन कीरत् नपित्तितमि।
आम्नायानामयोगेन वदियां प्रथयित्तितमि।।5.19.11।।
abhūtēnāpa vādēna kīrtin napatitāmiva.
āmnāyāṅ mayōgēna vidyāṅ praśithilām
iva।।5.19.11।।
She resembled sacred honour stained by false accusation, like Vedic wisdom neglected through lack of discipline and contemplation. For just as the eternal truths of the Vedas shine only through sincere pursuit, so too did her innate glory remain veiled beneath the cruelty of fate.

- V.V.S. Manian

Avail accommodation via online booking: TTD

Tirumala Tirupati Devasthanams (TTD) on Thursday said it has been providing accommodation and other essential facilities for devotees visiting Tirumala and Tirupati and urged pilgrims to make use of the online booking system for a transparent and convenient allotment process.

In a release, TTD said thousands of devotees from across India and abroad visit Tirumala every day for darshan of Sri Venkateswara Swamy and several facilities have been arranged in Tirupati for their convenience. Accommodation complexes operated by TTD include Srinivasam Complex, Vishnunivasam, Madhavam Guest House, SV Guest House, Padmavathi Guest House and Thollappa Gardens. TTD said the facilities include dormitories, free lockers, toilets, bathing rooms, Annarasadam and first-aid centres for devotees.

According to TTD, Vishnunivasam, established in 2011, has 408 rooms, nine halls and 706 lockers, while Srinivasam Complex has 552 rooms, nine dormitories and 1,038 lockers with AC, Non-AC and deluxe accommodation options. Madhavam Guest House has 164 AC rooms and deluxe suites, while SV Guest House offers 31 AC and Non-AC rooms on a first-come, first-served basis. The temple body said additional facilities are also available at the Renigunta

Information Centre and Bhudevi Complex, while 30 rooms at Thollappa Gardens in Tiruchanoor are available through online booking. TTD further said Annarasadam facilities are being provided at Vishnunivasam, Srinivasam and Thollappa Gardens.

Officials stated that additional accommodation rooms, lockers and dormitories would become available after completion of new buildings under construction at the Sri Govindaraja Swamy Satralu premises. TTD clarified that except for a limited number of current booking rooms at Vishnunivasam, devotees are required to book accommodation online in advance through the official website: <https://www.ttddevasthanams.ap.gov.in> TTD appealed to devotees to cooperate by vacating rooms and lockers immediately after darshan so that other pilgrims can also utilise the facilities.

TTD also said it has been successfully managing the heavy summer pilgrim rush at Tirumala Venkateswara Temple through its Integrated Command Control Centre, ensuring faster and more comfortable darshan for devotees despite record footfall. According to TTD officials, continuous digital monitoring, coordinated queue-line management and deployment of additional staff have considerably reduced congestion and improved devotee movement towards

darshan. Officials said the Control Centre was constantly monitoring Integrated Command Vaikuntham.

PHOENIX ARC LIMITED
(Formerly known as Phoenix ARC private Limited)
CIN: U67190MH2007PTC168303

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1,
Crossing of Shar Road and Western Express Highway, Vile Parle (E), Mumbai - 400057, Tel : 022- 68492450, Fax : 022- 67412313.
Email: info@phoenixarc.co.in; Website: www.phoenixarc.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice For Sale Of Immovable Assets Under The Securitization And Reconstruction of financial assets and enforcement of security interest act, 2002 under rule 8(5) read with proviso to rule 8 (6) of the security interest (enforcement) rule, 2002, notice is hereby given to the public in general and in particular to the borrower (s) and guarantor (s) that the below described immovable property mortgaged/charged to the secured creditor, the **Physical Possession** of which has been taken by the authorised officer of **Phoenix Arc Limited (formerly known as Phoenix Arc Private Limited) (acting As A Trustee Of Phoenix Trust FY19-5 Scheme I)** (Phoenix) On 10.12.2019, pursuant to the assignment of debt in its Favour By Bajaj Finance Limited (BFL), will be sold on "As Is Where Is", "as Is What Is", and "whatever There Is" Basis On **10.06.2026 Between 12.00 Pm To 01.00 Pm** with unlimited extension of 5 minutes, For Recovery Of Rs. 99,45,350/- (Rupees Ninety-Nine Lakh Forty-Five Thousand Three Hundred And Fifty Only) Outstanding As On 07.05.2026 with further interest from 08.05.2026 along with all cost, charges & expense until payment in full, under the loan account - 421LAP08799235, Due To Phoenix, Secured Creditor From M/s Configure Quality Systems, Mr. Brigadeesh R. Mrs. Kalaranjini Ks, Mrs. Deepaeeswari S, Mr. Mohammed Azad, N. Roshinapareen. The Reserve Price Will Be Rs. 50,00,000/- (rupees Fifty Lakh Only) And The Earnest Money Deposit Will Be Rs. 5,00,000/- (rupees Five Lakhs Only) & Last Date Of Submission Of Emd With Kyc Is 09.06.2026 On Or Before Closing Of Banking Hours.

Property Description: In Coimbatore registration district, in Gandhi Puram sub-registrare district, in Coimbatore north taluk, in Vellankinar village, ins.f.no.162/1a, 162/1b. In this a layout was formed, in this layout site no.149 situated with the following booneries. north of-23 feet wide road, South Of - City eno. 164, East-of-site no.148, West-of-site no.150; within this,East-East on the north 35 feet, East - west on the south 35 feet, north - south on the east 45 feet, North - South on the West 45 feet; measuring an extent of 1575 sq ft or 003 cents 267 sq ft of the site together with building thereon together with right to use the common roads and all other appurtenances thereto, the said property bears door no. 149, meenakshi garden vellankinar.

The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset. Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Public Auction. In Case Of Any Clarification/requirement Regarding Assets Under Sale, Bidder May Contact To Mrs. Haritha R (+917985564079), Mr. B Chandrasekhar (+918496008919), Mr. Kuldeep Gita (+918655943688) And Mr. Mahesh Malinjkar (+919920361684).

For Detailed Terms And Conditions Of The Sale, Please Refer To The Link <https://phoenixarc.co.in?P=7135> Provided In Phoenix Arc Private Limited's Website i.e. www.phoenixarc.co.in And/Or On www.bankeuctions.com

PLACE: Coimbatore
DATE: 15.05.2026
PHOENIX ARC LIMITED (formerly known as Phoenix Arc Private Limited)
(ACTING AS A TRUSTEE OF PHOENIX TRUST - FY 19-5 SCHEME I)

Sd/-
AUTHORIZED OFFICER

ANNEXURE-II
DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

<u>SR. NO.</u>	<u>PARTICULARS</u>	<u>TO BE FILLED BY BIDDER/(S)</u>
1.	Name(s) of Bidder (in Capital) (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)	
2.	Father's/Husband's Name	
3.	Postal Address of Bidder(s)	
4.	Phone/Cell Number	
5.	E-mail ID	
6.	Event ID	
7.	Bank Account details to which EMD amount to be returned:	
	<u>Bank Name</u>	
	<u>Beneficiary Name</u>	
	<u>Bank A/c. No.</u>	
	<u>IFSC Code No.</u>	

	<u>Branch Name</u>	
8.	Date of submission of bid	
9.	<p><u>FOR INDIVIDUALS:</u></p> <p>PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.</p>	
10.	<p><u>FOR COMPANY / PARTNERSHIP FIRM:</u></p> <p>PAN Card / Registered Partnership Deed</p>	
11.	<p>Whether</p> <p>EMD remitted (Yes / No)</p>	
12.	EMD remittance details*	
	<u>Date of Remittance</u>	
	<u>Name of Bank</u>	
	<u>Branch</u>	

	<u>Account No.</u>	
	<u>IFSC Code No</u>	
13.	Bid Amount Quoted (To be mentioned in numerical and words)	

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website <https://www.bankeauctions.com> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful bidder.

.....

(Name & Signature of the

Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of the bid.

ANNEXURE-III
DECLARATION BY BIDDER (S)

To:

Date:

**The Authorised Officer,
Phoenix ARC Private Limited (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY 19-5 SCHEME I (“Phoenix”),**

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on “AS IS WHERE IS” basis and “AS IS WHAT IS” and “WITHOUT RECOURSE” condition.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I/We declare and agree that the bid is submitted after physical inspection of the property at site and after being fully satisfied by the area/extent of the property at site. B. That the bidder has inspected all title documents of the property and has no objection relating to the title documents available with the bank with respect to the property. C. That the bidder shall have no recourse against the bank/sale/auction in case of any acquisition and/or requisition of the property by any Government and/or any other authority under any law for the time being in force

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8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
9. The Bidder hereby undertakes that he/she/it are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016.

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	
E-mail of Bidder / (s)	

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website <https://www.bankeauctions.com> during the time of submission of the bid.

ANNEXURE-IV
DECLARATION FROM BIDDER*

Date:

To,

The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY 19-5 SCHEME I ("Phoenix")

Dear Sir/Madam,

Subject: Payment under Auction / Event ID no _____ dated _____

Ref: Deposit of Rs _____ made by me on ____/____/____ being
highest bidder / buyer for auction of _____ held on
_____ vide cash/cheque/DD/RTGS/NEFT no _____

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared Highest Bidder vide letter dated _____
- The source of the amount being paid by me is _____
- My PAN No. is _____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person.
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors / security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC). The details of the two lists are as under:
 - The "ISIL (Da'esh) & Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (<https://scsanctions.un.org/ohz5jen-alqaida.html>)
 - The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (<https://scsanctions.un.org/3ppp1en-taliban.html>)

I / We hereby further declare:

1. I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by mortgaged in favour of Bragadeesh, Mohammed Azad Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (Trustee of Phoenix Trust-FY19-5 Scheme I) ("**Phoenix**") in the loan account of M/S Configure Quality Systems, Partnership, #471 B 100 feet road, Gandhipuram, Coimbatore-641012. Mrs. Bragadeesh R, S/o Mr.

Ravichandran, No. 38, Appanai Crenpalayam, Thudialur, Coimbatore-641034, Also at: Mr. Bragadeesh, Sf no. 162/1a, 162/1b, Site no. 149, Meenakshi Garden, 3rd street, Vellakinar Village, Coimbatore-641034. **Mrs. Klaranjini KS**, No.38,AppanaiCrenpalayam,Thudialur, Coimbatore - 641034, Mrs **Deepaeswari S, new** no. 175, New Vellakinaru, Coimbatore- 641029. Also, at: Mrs. Deepaeswari, Sf no. 162/1a, 162/1b, Site no. 149, MeenakshiGarden,3rd street, Vellakinar Village, Coimbatore-641034, Mr. Mohammed Azad, New No. 149, Vellakinaru, Coimbatore - 641029, N.Roshinaparveen, NewNoo.1149, VelakinaruCoimbatore – 641029.

1. (Collectively referred as “**Borrower**” “**Co-Borrower**”), pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 (“**IBC**”) and/or otherwise.
2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
 - a) is an undischarged insolvent.
 - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India (“**RBI**”) issued under the Banking Regulation Act, 1949 (the “**BR Act**”);
 - c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
 - d) has been convicted for any offence punishable with imprisonment:
 - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
 - (ii) for 7 (seven) years or more under any law for the time being in force.
 - e) is disqualified to act as a director under the Companies Act, 2013.
 - f) is prohibited by the Securities and Exchange Board of India (“**SEBI**”) from trading in securities or accessing the securities markets.
 - g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place.
 - h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full part.
 - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India.
 - j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected people is set out in Annexure hereto.
3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.

Classification: Public

4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.
5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
6. I submit to Phoenix that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.
7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.
8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purpose of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.
9. I, unconditionally and irrevocably, undertake, undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.
10. I agree that in the event that any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

***If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration has to be obtained from such third party as well.**

Annexure – V
Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY 19-5 SCHEME I (“Phoenix”)

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website <https://www.bankeauctions.com>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website <https://www.bankeauctions.com> and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process. With regards

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	

Classification: Public

Date	

Copy to: M/S. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar
Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-
4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited), acting in capacity of Trustee for Phoenix Trust FY 19-5 Scheme I mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – VI
Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Limited, (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST - FY 19-5 SCHEME I

Sub.: Auction Sale of Property mortgaged in loan account of **M/S Configure Quality Systems**- Final bid quoted during e- Auction - Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In Words _____) for the purchase of the property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised Officer of Phoenix ARC Private Limited, through the website of M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature of Bidder / (s)	
Name of Bidder / (s)	
Date	

Copy to: M/s. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Classification: Public

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Limited (Formerly known as Phoenix ARC Pvt Ltd) mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.