

**PHOENIX ARC LIMITED (Formerly Known as Phoenix ARC Private Limited)**

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle (E), Mumbai – 400057, Tel: 022- 68492450, Fax:022-67412313, CIN:U67190MH2007PTC168303; Email:info@phoenixarc.co.in; Website: www.phoenixarc.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-FY26-13 (Phoenix)** (pursuant to assignment of debt by Edelweiss ARC Limited in favour of Phoenix ARC Limited (Formerly known as Phoenix ARC Private Ltd) vide an Assignment Agreement dated **29.12.2025** 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 through website <https://www.bankeauctions.com> as per the details given below:

BORROWER/S GUARANTOR/S NAME & ADDRESS	M/S. Angel Vidhya Mandir Matriculation School Represented by its authorized signatory, No. 100, Vaigai Damm Main Road, Andypatty, Near Andypatty GH, Theni, Tamil Nadu – 625512 M/S. Angel Trust, Represented by its authorized signatory, No. 100, Vaigai Damm Main Road, Andypatty, Near Andypatty GH, Theni, Tamil Nadu – 625512 Mrs. Priya, W/o Late Thangapandian, No. 80, Agraharam Street, Andipatty, Theni, Tamil Nadu – 625512 T. Adhithyan Rajarajan, S/o. Thangapandian, Since Minor represented by his Mother as Natural Guardian, No. 80, Agraharam Street, Andipatty, Theni, Tamil Nadu – 625512 T. Mouriyan Rajarajan, S/o. Thangapandian, Since Minor represented by his Mother as Natural Guardian, No. 80, Agraharam Street, Andipatty, Theni, Tamil Nadu – 625512
Details of Assignment	Assignor – Edelweiss Asset Reconstruction Company Limited in favour of Phoenix ARC Limited (Acting in its capacity as a Trustee of Phoenix Trust-FY26-13) Date of Assignment – 29.12.2025
Amount due as per Demand Notice dated	Rs 56, 79,453/- (Rupees Fifty-Six Lakhs Seventy-Nine Thousand Four Hundred and Fifty-Three Only), due and payable as of 16.07.2022 together with further

21.07.2022 issued undersection 13(2) of the SARFAESI Act, 2002	interest and other cost and charges and expenses together with further interest and other cost and charges as per contractual rates.
Possession Status	In Physical Possession
Inspection Date	On Requests
Reserve Price	Rs. 38,55,600/- (Rupees Thirty Eight Lakhs Fifty Five Thousand Six Hundred Only)
Earnest Money Deposit (EMD Amount)	Rs. 3,85,560/- (Three Lakhs Eighty Five Thousand Five Hundred & Sixty 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-FY26-13", PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 9049919809, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: KKBK0000631.
Last Date of submission of Bid (E- Auction)	12.11.2026 (Thursday) on or before 05:00 pm
Date of E- Auction	13.11.2026 (Friday) 11:00 am to 12:00 Pm with unlimited 5 minutes extensions
Mode of E- Auction	Online – e auctions
Link for Sale Notice and Tender Documents	https://phoenixarc.co.in?p=7579
Description of the Secured Asset being auctioned.	<p>All that piece and Parcel of Property Punja Sy No. 700/1 to an Extent of 58 Cents, Punja Sy No. 700/2 to an extent of 64 Cents and in Punja SY No. 700/3 to an extent of 68 Cents totally to an extent of 1 Acre 90 cents were divided into various house plots in which Plot no. 23,24,25 & 26 On east to West 123 Feet, North to South 40 feet to an extent of 4920 Sq. Ft. Equivalent to 457.08 Sq. Mtr and in which plots situated in southern side, Plot No. 27,28,29,30, 31, 32 on East West 183 Sq Ft., North to south 40 Sq ft, for an extent of 7320 Sq Ft Equivalent to 680.4Sq Mtr: thus Totally Measuring 12.240 Sq Ft., Equivalents to 1137.12 Sq. Mtr Situated at Kovil Patti Village Periyakulam Registration Dist Andipatti sub-Registration Dist, theni Dist with The following Boundaries:</p> <p>East By: Plot No. 23 & 33 West By: Properties of Rajendran North By: 20 feet Common Road South By: 20 Feet common Road</p> <p>Within which plot areas with right to enjoy a road which is situated on western side of Janakiram Mills and the same road join to Madurai to Theni Main Road, Road Comes from Sanmugasundarapuram Road, T V Renganathapuram Road towards Kamaraja ITI and other Road towards Survey No. 681/2 of the land including.</p>

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- 8866682937, 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 **Mr. B Chandrashekar, Mr. Mahesh Malunekar, Anisha Shinde, Haritha Ramamurthy at following email address b.chandrasekhar@phoenixarc.co.in, mahesh.m@phoenixarc.co.in, Anisha.Shinde@phoenixarc.co.in and haritha.ramamurthy@phoenixarc.co.in on +918496009819, 9821561422, 9920381684 and 7989564079 and 8879696030s (mobile).**
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pones 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: Theni
Date: 23-10-2026

Sd/-

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity of Trustee for **PHOENIX TRUST-FY26-13** ("Phoenix") 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. 56,79,453/- (Rupees Fifty-Six Lakhs Seventy-Nine Thousand Four Hundred and Fifty-Three Only)**, due and payable as of **16.07.2022** with further interest and penal interest as per demand notice dated **21.07.2022** issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., **M/S. Angel Vidhya Mandir Matriculation School, M/S. Angel Trust, Mrs. Priya, W/o Late Thangapandian, T. Adhithyan Rajarajan, S/o. Thangapandian, T. Mouriyan Rajarajan, S/o. Thangapandian** 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-FY26-13 , 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 Auction Website :- https://www.bankeauctions.com
Annexure	<ol style="list-style-type: none"> 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)
Special Instructions	<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>

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:
 - 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-FY26-13, PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 9049919809, 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 s 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.)**

<u>FOR INDIVIDUALS</u>	<u>DOCUMENTS</u>
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.
<u>FOR COMPANY / PARTNERSHIP FIRM</u>	<u>DOCUMENTS</u>
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 items 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-FY26-13

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
 - 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



Canara Bank
ASSET RECOVERY MANAGEMENT BRANCH-I
8th FLOOR, CANARA TOWERS,
524, ANNA SALAI, TEYNAMPET, CHENNAI 600 018
Tel.No. 044 - 2849 6339, 2849 6900.
E-MAIL:cb2361@canarabank.com

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (b) and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described movable properties mortgaged/charged to the Secured Creditor, the Symbolic / Constructive / of which has been taken by the Authorized Officer of Various Branch of the Canara Bank, since transferred to Asset Recovery Management Branch-I, Chennai will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.10.2026 (Time: 10.30 am to 11.30 am) (with auto extension of 5 minutes each till sale is completed) for recovery of bank's dues from the following Borrowers / Guarantors.

Borrower Name & Address: M/s. VADUP Trading Enterprises, Rep. by its Partners 1.Mr.Arul Kumar N V, 2.Mrs.Samundeesvari A, 3.Mr.N.Venugopal, 4.Mr.N.Dhatshana Moorthy and 5.Mr.D.Arul Kumar, No 32 B/G, Street No 5, CPHS Phase -I Porur Garden, Vanagaram, Chennai - 600095. Also at : S F No.297/2B, Parasur (New Kootroad), Cheyyar Taluk, Tiruvannamalai District - 604 409 1. Mr Arul Kumar. N. V. 2. Mrs. Samundeesvari A. W/o. Mr. Arul Kumar N V, Both are residing at : No 32 B/G, Street No 5, CPHS Phase -I Porur Garden, Vanagaram, Chennai - 600095 3. Mr.N Venugopal S/o. Mr.P Natesan, No. 2/83, Brahmins Street, Parasur Post, Cheyyar, Tiruvannamalai Dist. 4. Mr.N.Dhatshana Moorthy, S/o. Mr.K. Nagappa Reddy, 5. Mr.D.Arul Kumar, S/o. Mr. Dhatshana Moorthy, Both are residing at : No 10, Thakadi Muthiyal Street, Walajapet - 632513.

Outstanding Amount : Rs. 3,62.09,443.41/- due as on 30.09.2026 with further interest and other incidental charges thereto incurred by the Bank

DETAILS OF PROPERTY: All that piece and parcel of Machinery situated at No 166, Parasur Village, Cheyyar Taluk, Tiruvannamalai District Water Plant Complete set output of 12000ltr/Hr,Pre-Treatment and Reverse Osmosis System of 6000LPH,This RO water plant Consist of following Machines. Raw Water Pump 1 No, Dosing Pump 1No, SS Sand Filter - 12000LPH, SS Carbon Filter - 12000LPH, SS Micron Filters - 2 Nos, Reverse Osmosis System 6000LPH - 1 No, U.V System - 1, No, Ozone Generator - 1 No, Interconnecting pipes & Fittings - 1Nos. 2.Complete set of Lab Equipments as per BIS standards along with Consultancy fees for ISI Mark and Training fees for Lab Technicians and payment of BIS official fees for the first year. 3.Poppch Filling Machine complete set.

RESERVE PRICE ₹ 4,00,000/- EMD ₹ 40,000/- BID INCREMENT ₹ 5,000/-

Inspection of Property Date & Time : 23.10.2026 between 11.00 A.M. & 4.00 P.M.

DATE & TIME OF E-AUCTION 29.10.2026 Between 10.30 AM & 11.30 AM with unlimited extensions of 5 minutes each.

EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 28.10.2026 till 5.00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may Contact Canara Bank Asset Recovery Management Branch-I, Chennai (Ph. No. 044 - 2849 6339 / 2849 6900) E-mail: cb2361@canarabank.com during office hours on any working day. (or) The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 9046612345/ 6354910172/ 829120220/ 9892219848/ 8160205051, Email:support.baanknet@psballiance.com, support.baanknet@procure247.com)

For the properties which are in symbolic possession of the bank, the Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and condition of the sale.

1. The bidder is purchasing the property in Symbolic Possession at his /own risk and responsibility. 2. Bank will not be responsible or duly bound for handing over of physical possession. 3. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money. 4. Successful Auction Purchaser has to submit the Declaration cum undertaking confirming the above terms and conditions (1 to 4) immediately after e-Auction. 5. Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

*Earlier notice dated 17.10.2026 stands withdrawn. This notice prevails over the earlier notice.

Portal of E-Auction: https://baanknet.com

DATE : 21.10.2026
Place : Chennai

AUTHORISED OFFICER, CANARA BANK

ONLINE E - AUCTION SALE OF ASSETS

PHOENIX ARC LIMITED

Reg Office : Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Velte Parle (E), Mumbai - 400057. | Tel : 022- 68492450, Fax : 022- 67412313
CIN- U67190MH2007PLC168303 | Email : info@phoenixarc.co.in | Website : www.phoenixarc.co.in

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 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors 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 assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors 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 F-26-13 (Phoenix) (pursuant to assignment of debt by Edelweiss Asset Reconstruction Company Limited mentioned below (Assignor Banks)) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on "AS IS WHERE IS, AS IS AS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" condition, by way of "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.banksauctions.com as per the details given below:

Name of Borrower/Co-Borrower/ Guarantors /Mortgagors/ Partners
M/s Angel Vidhya Manthir Matriculation School, Represented by its authorized signatory, No. 100, Valigai Dam Main Road, Andipatty, Near Andipatty GH, Theni, Tamil Nadu - 625512.
M/S. Angel Trust, Represented by its authorized signatory, No. 100, Valigai Dam Main Road, Andipatty, Near Andipatty GH, Theni, Tamil Nadu - 625512.
Mrs. Priya, W/o Late Thangapandian, No. 80, Agraharam Street, Andipatty, Theni, Tamil Nadu - 625512.
A. Adithyan Rangasundaram, Since deceased Thangapandian, Since deceased represented by his mother as Natural Guardian, No. 80, Agraharam Street, Andipatty, Theni, Tamil Nadu - 625512.
T. Mourian Rajarajan, S/o. Late Thangapandian, Since Minor represented by his mother as Natural Guardian, No. 80, Agraharam Street, Andipatty, Theni, Tamil Nadu - 625512.
(Above T. Adithyan Rajarajan and T. Mourian are Minors and legal heirs of late P. Thangapandian, represented by their Mother Mrs. Priya.)

Details of Assignment
Assignor - Edelweiss Asset Reconstruction Company Limited (Acting in its capacity as a Trustee of Phoenix Trust F-26-13) Date of Assignment - 28-12-2025

Amount due as per SARFAESI Notice Rs. 56,79,453/- (Rupees Fifty-Six Lakhs Seventy-Nine Thousand Four Hundred and Fifty-Three Only) due and payable as at 16-07-2022 together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated at 21-07-2022

Description of Immovable Properties : All that piece and Parcel of Property Punja Sy No. 700/1 to an Extent of 58 Cents, Punja Sy No. 700/2 to an extent of 64 Cents and in Punja Sy No. 700/3 to an extent of 68 Cents totally to an extent of 1 Acre 90 cents were divided into various house plots in which Plot No. 23.24.25.26 On east to West 123 Feet, North to South 40 feet to an extent of 4520 Sq. Ft. equivalent to 458.08 Sq. Mtr and in which plots situated in southern side, Plot No. 27.28.29.30, 31, 32 on East-West 183 Sq. Ft. North to South 123.50 Feet, East to West 123.50 Feet, Equivalents to 880.45 Meters by Measurement 12,240 Sq.Ft., Equivalent to 1137.13 Sq. Mtr Situated at Kovil Patti Village Periyakulam Registration Dist Andipatti sub-Registration Dist, Theni Dist with the following Boundaries and Bounded as Under: East By: Plot No. 23 & 23 West By: Properties of Rajendran North By: 20 feet Common Road South By: 20 Feet common Road Within which plot areas with right to enjoy a road which is situated on western side of Janakaram Mills and the same road join to Madurai to Theni Main Road, Road Comes from Samnagsundaram Road, T V Ranganathan Road towards Kamrajai TT and other Road towards Survey No. 661/2 of the land including:

Possession details
In Physical Possession

Date of Time of Inspection of Property
On request

Reserve Price
Rs. 3,85,560/- (Rupees Thirty Eight Lakhs Fifty Five Thousand Six Hundred Only)

Earnest Money Deposit
Rs. 3,85,560/- (Rupees Thirty Eight Lakhs Fifty Five Thousand Six Hundred & Sixty Only)

EMD Remittance Details : Bank Account - "PHOENIX TRUST-FY26-13" Account No: 9049919869; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, (IFSC Code: KKBK00000631)

Incremental Value
Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples

Last date for submission of EMD
12-11-2026 (Thursday) on or before 05:00 pm

Date & Time of E-Auction
13-11-2026 (Friday) 11:00 am to 12:00 Pm with unlimited 5 minutes extensions

Link for Tender documents of the property
https://phoenixarc.co.in/p/7579

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.banksauctions.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 above as well as the website of the service provider, www.banksauctions.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 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 C1 India Private Limited, Contact Number: +91-124-43020/2021/2022/2023/2024, +91-896662937, Email ID: support@banksauctions.com; maharashtra@ic3lindia.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" and "WITHOUT RECOURSE" condition. 7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.banksauctions.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 participation 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 and/or before the Last date for submission of EMD as mentioned above. Intending purchasers/bidders are required to submit EMDs for the property details mentioned above. 9. The prospective intending bidder shall furnish an undertaking that he/she is not disqualify 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/ or more information, the prospective bidders may contact Mr. Mahesh Malankar/Ms. Anisha Shinde/ Mr. B. Chandrasekhar and Mrs. Haritha at following email address mahesh.m@phoenixarc.co.in/ anisha.shinde@phoenixarc.co.in/b.chandrasekhar@phoenixarc.co.in/ haritha.ramamurthy@phoenixarc.co.in/ on +91-9920381014 / +91-9655458532 / +91-849609819 / +91-7889564079 / 8873690630 (mobile). 14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction bid/offer or post-poned the auction without assigning any reason therefor and without any prior notice. 15. The successful purchaser/bidder shall bear all statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that are required to be paid in order to get the property conveyed/delivered in his/her favour as per the applicable laws. 16. The successful purchaser/bidder shall be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 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 / her favour. 18. The Borrower/ Mortgagee, who are liable for the said outstanding dues, 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. 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/dues. 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 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 : Theni
Date : 22.10.2026

Sd/- Authorised Officer, Phoenix ARC Limited
(Trustee of Phoenix Trust-FY26-13)

"IMPORTANT"

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pnb Housing Finance Limited
Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001.
Ph:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Chennai Branch:- RH Chennai-Guindy, C 45, 1st Floor, Thiru. Vi. Ka. Industrial Estate, Guindy, Chennai - 600032

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices on the date mentioned against each account calling upon the respective borrowers to repay the amount as mentioned against each account within 60 days from the date of notice(s) date of receipt of the said notice(s). The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 3 of the said Rules on the dates mentioned against each account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd. for the amount and interest thereon as per loan agreement.

The borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the said Act, in respect of time available, to redeem the secured assets.

Loan Account Number	Name of the Borrower/Co-Borrower/ Guarantors	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
H0UCH E07181/ 553470/ B.O.: Chennai	Mr. Saravanan E & Mrs. Kavitha Saravanan	10-06-2026	Rs.19,37,162.21/- (Rupees Nineteen Lakh Thirty Seven Thousand One Hundred Sixty Two & Twenty One Paise Only) as on 09-06-2025	16-10-2026 Symbolic Possession	Details of Secured Property/All that Piece and Parcel of the land and buildings situated at Door No.10/3, Agent Perumal Street, Ward - A, Block No.30, Karai Village, Walajah 11, Velore Dt. measuring 769 Sq. Ft of land comprised in Old Survey No.603/1481 and New Town Survey No.33 within the Sub-Registration District of Walajah Registration District of Arakkonam within the boundaries hereunder (and as per Sub-Division New Town Survey No.33/1 Boundaries East by: Plot of Kannan West by: Plot of Gopal North by: Plot of Ramesh South by: Agent Perumal Street Extents Measuring East to West on the Northern Side: 16 Ft on the Southern Side: 18 Ft North to South: 43 Ft Measuring 166 Sq. Ft of Land and Building
H0UCH E07181/ 559459/ B.O.: Chennai	Mr. Mathiya Iagan (legal Heir of Mrs. Subasree M & Mrs. Rasi Lubricants	27.10.2025	Rs.26,29,073.71/- (Rupees Twenty Six Lakhs Twenty Nine Thousand Seventy Three and Seventy One Paise Only as on 27-10-2025	16-10-2026 Symbolic Possession	Details of Secured Property/All that Piece and Parcel of the land and building in Plot No.10 Situated at Kazhinjur Village, Katpadi 1K, Velore Dt., measuring 7477.77 Sq. Ft of land comprised in Survey No. 103/1 within the Sub-Registration District of Kalladai Registration District of Vellore within the boundaries hereunder Boundaries East by: Plot No.11 West by: Plot No.9 North by: 20ft Road South by: Land in Survey No.104 Measuring East to West:30ft North to South on the Eastern Side:48 Ft on the Western Side:50 Ft Measuring 1477.75 sq. ft of land and building

Place:- Chennai, Dated:- 16.10.2026

Authorized Officer, (M/s PNB Housing Finance Ltd.)



JM Financial Asset Reconstruction Company Limited
Corporate Identity Number : U67190MH2007PLC74287
Registered Office Address : 7th Floor, Chenergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025 | T: +91 22 6630 3030 | F: +911 22 6630 3223 | www.jmfinancialarc.com

POSSESSION NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The Piramal Capital and Housing Finance Ltd have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created therefor along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JM FARC (JM) (herein referred as Assignee). The undersigned is the Authorised Officer of (JM) assignee, Under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s) (the 'said Borrower(s)'), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to JM, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to JM by the said Borrower(s) respectively.

Name of the Borrower(s) / Guarantor(s)	Demand Notice Date and Amount with NPA date	Description of secured asset (Immovable property)
(L.C No. 01000006344 of Chennai - Kilpauk Branch) Ayyappan N (Borrower) Ajiya Ayyapan (Co Borrower)	Dt: 19-08-2026 ₹ 4104033/- (₹ Forty One Lakh Four Thousand Thirty Three Only) NPA (09-08-2026)	Flat No. D209, (560 Sq Ft) IInd Floor, DAZZLE BLOCK,FANTASTIC BY URBANTREE" RAJIV NAGAR,VANAGARAM.All that piece and parcel of vacant land comprised in Survey No. 106/11 (Part) as per Patta Survey No. 106/11B measuring an extent of 3 Acre and 76 cents (163786 sq.ft or 15216.09 sq.mtr) situated at Rajiv Nagar, Numbal Village, Maduravoyal Taluk (earlier Ambattur Taluk), Tiruvallur District, Thiruvarkkadu Municipality, and bounded on North by : Land in Survey No.104 and Survey No.106/4 to 106/8 & 106/10, South by: Lands in survey No.105 and Survey No.109, East by: Lands in Survey No.106 (Part) and Survey No.107, West by : Land gifted for Open Space Reservation and Link Road and Lands, in Survey No.104, Survey No.105 and Survey No.109 and situated within the Registration District of Chennai south and Sub-Registration District of Kundrathur,CHENNAI,Tamilnadu-600095.

If the said Borrowers shall fail to make payment to JM as aforesaid, JM shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of JM. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Dated : 22.10.2026
PLACE : Chennai,Tamil Nadu

Sd/- (Authorised Officer)
JM Financial Asset Reconstruction Company Limited

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Regi.Off.: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-21, Ph: (022) 6747 2117
Fax: (022)67472118 E-mail: info@authum.com. dhi Road,Connaught Place, New Delhi-110001

POSSESSION (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorised Officer of Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024), under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with [Rule 3] of the Security Interest (Enforcement) Rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Sub-Section (4) of Section 13 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the below-mentioned dates.

The Borrower/Co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Authum Investment & Infrastructure Limited ("AIL")

The Borrower/co-borrowers/Mortgagor(s) attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

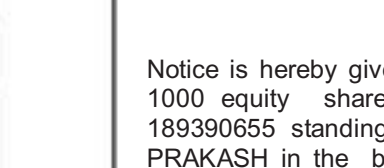
Sr. No.	Loan Account No. / Name Of Borrower / Co-Borrower	Date of Demand Notices	Date of Possession / Possession Status	Amount in Demand Notice (Rs.)
1	RHAHCHE000034959 / 1) Srikramkrishnan N, 2) Bavani S	27th May 2025	23-09-2026 Physical Possession	Rs. 28,88,345.37/- (Rupees Twenty Eight Lakhs Eighty Eight Thousand Three Hundred Forty Five and Thirty Seven Paise Only)
Description Of Properties - ITEM-1: SCHEDULE-A : All that piece and parcel of land in House-site Plot, bearing Plot No. 6, Measuring 2400 Sq.ft., in Venkateswara Nagar, Comprised in Old Survey Nos. 92/1A, 92/1B, Old Patta No. 1016, towlich Survey Nos. 92/1A/6, 92/1B/5, New Patta No.1433, towlich New Survey Nos. 92/14, 92/5, Situated in Old Village Nos. 128, 99, 87, New Village No. 1, Ankapputhur Village, in Alandur Taluk (Formerly Tambaram Taluk), Kancheepuram District. Bounded on the:NORTH BY - Plot No. 5,SOUTH BY : 24 Feet Wide Road,EAST BY : 24 Feet Wide Road, WEST BY : Plot No.7,Measuring :East To West on the Northern Side: 40 Feet, East To West on the Southern Side: 40 Feet, North To South on the Eastern Side: 60 Feet, North To South on the Western Side: 60 Feet. In all measuring 2400 Sq.ft., Within the Registration District of Chennai-South and Sub-Registration District of Pammal. This property lies within the Municipal Limits of Anakaputhur. SCHEDULE 'B' PROPERTY , Flat No. F-3, Measuring 920 Sq.ft., (including Common Area and allotted one covered car parking) in FIRST FLOOR, the building known as GOLDEN GANAPATHI FLATS and 460 Sq.ft., UNDIVIDED SHARE OF LAND in and out of above "A" Schedule property.				
2	RHLPCHE000072145 / 1) E Venkatesan, 2) V Dhanalakshmi, 3) Padma E	03rd July 2025	07-10-2026 Physical Possession	Rs. 73,45,592.97/- (Rupees Seventy Three Lakh Forty Five Thousand Five Hundred Ninety Two and Ninety Seven Paise Only)
Description Of Properties - SCHEDULE - A, All That Piece And Parcel Of Vacant Lands Comprised 0acres And 14cents In Old Survey Number 171/13b Now In New Survey Number 171/3b2, 0 Acres And 35cents In Old Survey Number 171/3c Now In New Survey Number 171/3c2, 0 Acres And 15 Cents In Survey Number 171/14b, 0 Acres And 30 Cents In Old Survey Number 171/3c Now In New Survey Number 171/3c1b, 0 Acres And 30cents In Old Survey Number 171/3c Now In New Survey Number 171/3c1b, 1acre And 37cents In Survey Number 184/1b4b, In All Admeasuring To 2acres And 61cents In Patta No.437 Situated At Number 49, Echor Village Within The Limits Of Thirukazhukundram Taluk, Kancheepuram Revenue District, Registration District Of Chennai And Sub-Registration District Of Thirukazhukundram "SCHEDULE - 'B' Item 01: Land Of An Extent Of 600 Sq.ft., Comprised In S.nos. 184/1b4b, (As Per Patta No. 1805, New S.no. 184/44, - 0.00.56 Acres) Of Echor Village Bearing Plot No. 16, Victory Vally Phase Iv, No. 49 Echor, Thirukazhukundram Taluk, Kacheepuram Revenue District And Bounded On The : North By : By Vacant Land, South By : By 30 Ft Road, East By : Plot No. 15, West By : Plot No. 17, Item 02: Land Of An Extent Of 600 Sq.ft., Comprised In S.nos. 184/1b4b, (As Per Patta No. 1806, New S.no. 184/45, - 0.00.56 Acres) Of Echor Village Bearing Plot No. 17, Victory Vally Phase Iv, No. 49 Echor, Thirukazhukundram Taluk, Kacheepuram Revenue District And Bounded On The : North By : By Vacant Land, South By : By 30 Ft Road, East By : Plot No. 14, West By : Plot No. 16, Item 04: Land And Building, Land Of An Extent Of 1129 Sq.ft., Comprised In S.nos. 184/1b4b, (As Per Patta No. 1603, New S.no. 184/42, - 0.01.05 Acres) Of Echor Village Bearing Plot No. 14, Victory Vally Phase Iv, No. 49 Echor, Thirukazhukundram Taluk, Kacheepuram Revenue District And Bounded On The : North By: Vacant Land, South By: 30 Ft Road, East By: Vacant Land, west By: Plot No. 16. Together With Building And Shop Thereon And Situate Within The Sub-Registration District Of Thirukazhukundram And In The Registration District Of Chengalpattu.				

Dated : 22.10.2026 / Place : Tamilnadu
Authorized Officer, Authum Investment & Infrastructure Limited



FOR MY BUSINESS.

financialexpress.com



Canara Bank
ASSET RECOVERY MANAGEMENT BRANCH-I
8th FLOOR, CANARA TOWERS, No. 524, ANNA SALAI, TEYNAMPET, CHENNAI 600 018
Tel.No. 044 - 2849 6339, 2849 6900.
E-MAIL:cb2361@canarabank.com

PUBLIC NOTICE

Notice is hereby given that the share certificate No(s) 225818 for 1000 equity shares bearing distinctive No(s) 189389656 to 189390655 standing in the name(s) of VADREVU SURYA PRAKASH in the books of M/s. Dalmia Bharat Limited, has/ have been lost/misplaced/destroyed and the advertiser has/ have applied to the Company for issue of duplicate share certificate(s) in lieu thereof. Any person(s) who has/ have claim(s) on the said shares should lodge such claim(s) with the Company's Registrars and Transfer Agents viz Kfin Technologies Ltd., SELENIUM TOWER B, PLOT No 31 & 32, GACHIBOWLI, FINANCIAL DISTRICT, NANAKRAMGUNDA, SERILINGAMPALLY, HYDERABAD - 500032, TELENAGANA, Toll Free No: 1800-309-4001 within 15 days from the date of this notice failing which the Company will proceed to issue duplicate share certificate(s) in respect of the said shares.

Date : 21.10.26
Place: New Delhi

Name(s) of the shareholder/Claimant(s)
Suryaprakash V Raju



Canara Bank
ASSET RECOVERY MANAGEMENT BRANCH-I
8th FLOOR, CANARA TOWERS, No. 524, ANNA SALAI, TEYNAMPET, CHENNAI 600 018
Tel.No. 044 - 2849 6339, 2849 6900.
E-MAIL:cb2361@canarabank.com

POSSESSION NOTICE

WHEREAS, the Authorised Officer of Canara Bank, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 16.07.2026 in respect of the credit facilities availed from our Canara Bank, Asset Recovery Management I, calling upon the borrowers, Smt.Manjula E and Mr.Vellimalai B to repay the amount mentioned in the notice being Rs.53,15,872.24 (Rupees Fifty three lakhs Fifteen Thousand Eight Hundred and Seventy Two and paise Twenty four only) as on 29.06.2026 together with further interest rate as per demand notice and compounded monthly thereon within 60 days from the date of receipt of the said notice.

The borrowers / guarantors having failed to repay the amount, notice is hereby given to the borrowers / guarantors and the public in general that the undersigned being Authorised Officer of Canara Bank, Asset Recovery Management Branch, Chennai-600018 has taken possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act, read with Rules 8 & 9 of the said Rules on this the 17th day of October 2026.

The Borrowers' / Guarantors' attention is invited to the provisions of Sub Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The Borrowers / Guarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank, Asset Recovery Management Branch I, Chennai, Eighth Floor, Circle Office Building, No.524, Anna Salai, Teynampet Chennai-600 018, for an amount of Rs.1,11,82,043.58 (Rupees One Crore Eleven Lakhs Eighty Two Thousand and Forty Three and paise Fifty Eight only) as on 31.05.2026 together with further interest and costs thereon from 01.06.2026.

DESCRIPTION OF THE IMMOVABLE PROPERTY
Properties in the name of Smt.Manjula E. (CERSAI ID : 200032773735)

All the piece and parcel of land and building admeasuring 770 sq.ft, bearing Plot No. 2, SPE Avenue, Kovur, comprised in Survey No. 4/1A3A1 and Survey No. 4/1A3A2A1A, of Kovur Village, Pallavaram Taluk, formerly Sripurambudur Taluk, Kancheepuram District, and bounded by: North by : Plot No. 3, South by : P l o t No. 1, East by : 24 feet Road, West by : Vacant Land Measurements East to West on the Northern side: 39 feet East to West on the Southern side: 38 feet North to South on the Eastern side: 20 feet North to South on the Western side: 20 feet measuring 770 sq.ft with a Ground Floor and First Floor Building. The property is situated within the Sub Registration District of Kundrathur and the Registration District of South Chennai.

Place: Chennai
Date: 17.10.2026

Authorised Officer
Canara Bank



Canara Bank
ASSET RECOVERY MANAGEMENT BRANCH-I
8th Floor, Canara Towers, 563, Anna

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.	<u>FOR INDIVIDUALS:</u> 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.	
10.	<u>FOR COMPANY / PARTNERSHIP FIRM:</u> PAN Card / Registered Partnership Deed	
11.	Whether EMD remitted (Yes / No)	
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 Limited (Formerly known as Phoenix ARC Pvt Ltd)
Trustee of PHOENIX TRUST-FY26-13 ("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
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-FY26-13 ("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:

I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by **M/S. Angel Vidhya Mandir Matriculation School, M/S. Angel Trust, Mrs. Priya, W/o Late Thangapandian, T. Adhithyan Rajarajan, S/o. Thangapandian, T. Mouriyan Rajarajan, S/o. Thangapandian** mortgaged in favour of Phoenix ARC Limited (Trustee of Phoenix Trust-FY26-13) ("**Phoenix**").

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 or 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 persons 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.
 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-FY26-13 (“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)	
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-FY26-13 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-FY26-13

Sub.: Auction Sale of Property mortgaged in loan account of **M/S. Angel Vidhya Mandir Matriculation School, M/S. Angel Trust**, - Final bid quoted during e- Auction - Sale of Property by Phoenix ARC 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

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.

