ACRE
MAKING ASSETS WORK

BY COURIER

Date: 11.09.2026

To,

1. **STEBANRAJ MUNUSAMI (Borrower)**
   No:2A, SATHASIVAM 2ND CROSS STREET,
   KUMARAN EXTN, MADHAVARAM,
   CHENNAI – 600051.

2. **LOGESHWARI STEPHANRAJ (Co Borrower)**
   No:2A, SATHASIVAM 2ND CROSS STREET,
   KUMARAN EXTN, MADHAVARAM,
   CHENNAI – 600051.

PROPERTY ADDRES:
PLOT NO.2/309, EWS-A-TYPE,
TNHB MANALI PHASE - LI,
MANALI NEW TOWN, CHENNAI – 600 103.

SUB: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, IN RELATION TO THE PROPERTY BEING

ALL THAT PIECE AND PARCEL OF LAND BEARING GROUND AND PREMISES HOUSE EWS "A" TYPE, PLOT NO.2/309, MANALI PHASE-II SCHEME, SADAYANKUPPAM, CHENNAI – 600103, (TAMILNADU HOUSING BOARD, MANALI PHASE-II SCHEME) LAND MEASURING AN EXTENT 432SQ.FT, COMPRISED IN TOWN SURVEY NO.PART, SITUATED AT SADAYANKUPPAL VILLAGE, THIRUVOTTIYUR TALUK, CHENNAI DISTRICT, AND BEING BOUNDED ON THE: - NORTH BY: PLOT NOS.284 & 285; SOUTH BY: 16 FEET WIDE ROAD; EAST BY: PLOT NO.308; WEST BY: PLOT NO.310. ADMEASURING:- EAST TO WEST ON THE NORTHERN SIDE: 12 FEET; EAST TO WEST ON THE NORTHERN SIDE: 12 FEET; NORTH TO SOUTH ON THE EASTERN SIDE: 36 FEET; NORTH TO SOUTH ON THE WESTERN SIDE: 36 FEET; SITUATED WITHIN THE REGISTRATION DISTRICT OF NORTH CHENNAI AND SUB REGISTRATION DISTRICT OF THIRUVOTTIYUR.

TOGETHER WITH ALL RIGHTS, EASEMENTS AND APPURTENANCES ATTACHED THERETO.

("MORTGAGED PROPERTY").

Re.: Loan Account No. LCHESTH0000085851 with Assets Care & Reconstruction Enterprise Ltd. acting as a Trustee of ACRE-80-Trust.

Dear Ma'am/ Sir,

At the very outset, it is stated that the above Loan Account bearing No. LCHESTH0000085851, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Nido Home Finance Limited (formerly known as Edelweiss Housing Finance

Assets Care & Reconstruction Enterprise Ltd. Mumbai

Limited) in favour of Assets Care & Reconstruction Enterprise Limited, acting as a **Trustee of ACRE-80-Trust**, (**ACRE'/ Secured Creditor**) *vide* Assignment Agreement dated Dated **28.06.2024** and registered on **28.06.2024**. Thereby, the Secured Creditor has duly taken over the financial facility and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement(s) and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property.

The Authorised Officer of the Secured Creditor hereby informs you that the **Physical possession** of the Mortgaged Property has been taken by the Secured Creditor and thereby, the proceedings for selling the Mortgaged Property (more particularly described in the Schedule in Appendix IV-A attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of online public auction on **16th October 2026** from **02:30 P.M. to 03:30 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document) strictly on "as is where is", "as is what is" and "whatever there is" basis for recovery of **Rs.34,17,048/- (Rupees Thirty Four Lakhs Seventeen Thousand Forty Eight Only)** due and payable as on **31.08.2026** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **01.09.2026** along with legal expenses and other charges.

The Reserve Price for the Mortgaged Property will be **Rs.17,62,200/- (Rupees Seventeen Lakhs Sixty Two Thousand Two Hundred Only.)** and the Earnest Money Deposit ("***EMD***") will be 10% of the Reserve Price i.e. **Rs. 1,76,220/- (Rupees One Lakh Seventy Six Thousand Twenty Two Only)**

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) Read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. 011-66115600, Email : complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at https://www.acreindia.in/compliance

Yours truly,

AUTHORISED OFFICER

Assets Care & Reconstruction Enterprise Mumbai

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-80-TRUST

Attached: Appendix IV-A

ACRE
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APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **STEBANRAJ MUNUSAMI (Borrower) and LOGESHWARI STEPHANRAJ (Co-borrower)** that the below de- scribed Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd., acting as Trustee of ACRE-80-Trust [CIN: U65993DL2002PLC115769] ("Secured Creditor")**, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **16th October 2026 from 02:30 P.M. to 03:30 P.M., for recovery of Rs.34,17,048/- (Rupees Thirty Four Lakhs Seventeen Thousand Forty Eight Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till 31.08.2026 with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. 01.09.2026 along with legal expenses and other charges due to the Secured Creditor from **STEBANRAJ MUNUSAMI (Borrower) and LOGESHWARI STEPHANRAJ (Co-borrower)**.

The above Loan Account bearing No. LCHESTH0000085851, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, has been assigned by Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) in favour of Assets Care & Reconstruction Enterprise Limited, acting as a **Trustee of ACRE-80-Trust, (ACRE/ Secured Creditor)** vide Assignment Agreement dated **28.06.2024 and registered on 28.06.2024.** Thereby, the Secured Creditor has duly taken over the financial facility and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement(s) and other related loan document(s) and/ or enforcement of security interest in relation to the Mortgaged Property.

The Reserve Price of the Immovable Property will be **Rs.17,62,200/- (Rupees Seventeen Lakhs Sixty Two Thousand Two Hundred Only.)** and the Earnest Money Deposit (**"EMD"**) will be **Rs. 1,76,220/- (Rupees One Lakh Seventy-Six Thousand Twenty Two Only)** i.e., equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF LAND BEARING GROUND AND PREMISES HOUSE EWS "A" TYPE, PLOT NO.2/309, MANALI PHASE-II SCHEME, SADAYANKUPPAM, CHENNAI – 600103, (TAMILNADU HOUSING BOARD, MANALI PHASE-II SCHEME) LAND MEASURING AN EXTENT 432SQ.FT, COMPRISED IN TOWN SURVEY NO.PART, SITUATED AT SADAYANKUPPAL VILLAGE, THIRUVOTTIYUR TALUK, CHENNAI DISTRICT, AND BEING BOUNDED ON THE:- NORTH BY: PLOT NOS.284 & 285; SOUTH BY: 16 FEET WIDE ROAD; EAST BY: PLOT NO.308; WEST BY: PLOT NO.310. ADMEASURING:- EAST TO WEST ON THE NORTHERN SIDE: 12 FEET; EAST TO WEST ON THE NORTHERN SIDE: 12 FEET; NORTH TO SOUTH ON THE EASTERN SIDE: 36 FEET; NORTH TO SOUTH ON THE WESTERN SIDE: 36 FEET. SITUATED WITHIN THE REGISTRATION DISTRICT OF NORTH CHENNAI AND SUB REGISTRATION DISTRICT OF THIRUVOTTIYUR.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; **Contact No: 9962784954/ 9967280448**
For bidding, log on to **https://www.bankeauctions.com**

AUTHORISED OFFICER

Assets Care & Reconstruction Enterprise Ltd. Mumbai

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-80-TRUST

Date: 11.09.2026
Place: MUMBAI