

BY COURIER

Date: 11.09.2026

To,

1. **BANUMATHY S (Borrower)**
SARVESH FLATS,
FLAT NO.F2, FIRST FLOOR,
DOOR.NO.3/5
KANNAN COLONY, 1ST STREET,
PALAVANTHANGAL, ALANDUR,
CHENNAI 600016.
2. **SUNDAR T (Co Borrower)**
SARVESH FLATS,
FLAT NO.F2, FIRST FLOOR,
DOOR.NO.3/5
KANNAN COLONY, 1ST STREET,
PALAVANTHANGAL, ALANDUR,
CHENNAI 600016.

ALSO AT:

BANUMATHY S
TM STORE
NO.13, NOBLE 1ST STREET,
ALANDUR,
CHENNAI-600016.

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

FLAT NO.F2, IN THE FIRST FLOOR, HAVING SUPER BUILT UP AREA, 455 SQ.FT., INCLUSIVE OF COMMON AREA AND INCLUDING CAR PARKING AREA, TOGETHER WITH 200 SQ.FT., UNDIVIDED SHARE OF LAND OUT OF LAND MEASURING 1200 SQ.FT., IN BEARING DOOR NO.3/5, KANNAN COLONY, 1ST STREET, ALANDUR, KANCHEEPURAM - 600 016, COMPRISED IN GRAMA NATHAM SURVEY NO.46/1A, PATT A C.A.506/2014, AS PER PATT A NEW T.S.NO.92, WARD NO.A, BLOCK NO.3, SITUATED AT PAZHAVANTHANGAL VILLAGE, TAMBARAM TALUK, NOW ALANDUR TALUK, KANCHEEPURAM DISTRICT, BEING BOUNDED ON THE:- NORTH BY : PROPERTY BELONGS TO MR.RAHAMATHULLA NOORSHAABDUL ALEEM; SOUTH BY : PROPERTY BELONGS TO MR.KRISHNAN; EAST BY : KANNAN COLONY FIRST STREET; WEST BY : GREEN PEAS APARTMENTS. ADMEASURING:- EAST TO WEST ON THE NORTHERN SIDE : 60 FEET; EAST TO WEST ON THE SOUTHERN SIDE : 60 FEET; NORTH TO SOUTH ON THE EASTERN SIDE : 20 FEET; NORTH TO SOUTH ON THE WESTERN SIDE : 20 FEET. SITUATED WITHIN THE REGISTRARTION DISTRICT OF SOUTH CHENNAI AND SUB-REGISTRATION DISTRICT OF ALANDUR. **TOGETHER WITH ALL RIGHTS, EASEMENTS AND APPURTENANCES ATTACHED THERETO. ("MORTGAGED PROPERTY").**

Re.: Loan Account No. LCHESTH0000025723 with Assets Care & Reconstruction Enterprise Ltd. acting as a Trustee of ACRE-80-Trust.

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Corporate Office : Office No. 101, Kalpataru Infinia, Plot B, Near Grand Hyatt, Santacruz (East),
Mumbai – 400 055. Tel : 022 68643101

Registered Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi – 110019

E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769



Dear Ma'am/ Sir,

At the very outset, it is stated that the above Loan Account bearing No. LCHESTH0000025723 , 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 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.41,16,279/- (Rupees Forty One Lakhs Sixteen Thousand Two Hundred Seventy Nine 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.17,01,200/- (Rupees Seventeen Lakhs One Thousand Two Hundred Only.)** and the Earnest Money Deposit ("**EMD**") will be 10% of the Reserve Price i.e. **Rs. 1,70,120/- (Rupees One Lakh Seventy Thousand One Hundred Twenty 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 LTD.
TRUSTEE OF ACRE-80-TRUST

Attached: Appendix IV-A

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Corporate Office : Office No. 101, Kalpataru Infinia, Plot B, Near Grand Hyatt, Santacruz (East),
Mumbai – 400 055. Tel : 022 68643101

Registered Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi – 110019

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 **BANUMATHY S (Borrower) and SUNDAR T (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.41,16,279/- (Rupees Forty One Lakhs Sixteen Thousand Two Hundred Seventy Nine 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 **BANUMATHY S (Borrower) and SUNDAR T (Co-borrower)**.

The above Loan Account bearing No. LCHESTH0000025723, 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.17,01,200/- (Rupees Seventeen Lakhs One Thousand Two Hundred Only.)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,7,120/- (Rupees One Lakh Seventy Thousand One Hundred Twenty Only)** i.e., equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF FLAT NO.F2, IN THE FIRST FLOOR, HAVING SUPER BUILT UP AREA, 455 SQ.FT., INCLUSIVE OF COMMON AREA AND INCLUDING CAR PARKING AREA, TOGETHER WITH 200 SQ.FT., UNDIVIDED SHARE OF LAND OUT OF LAND MEASURING 1200 SQ.FT., IN BEARING DOOR NO.3/5, KANNAN COLONY, 1ST STREET, ALANDUR, KANCHEEPURAM -600 016, COMPRISED IN GRAMA NATHAM SURVEY NO.46/1A, PATT A.C.506/2014, AS PER PATT A NEW T.S.NO.92, WARD NO.A, BLOCK NO.3, SITUATED AT PAZHAVANTHANGAL VILLAGE, TAMBARAM TALUK, NOW ALANDUR TALUK, KANCHEEPURAM DISTRICT, BEING BOUNDED ON THE: - NORTH BY : PROPERTY BELONGS TO MR.RAHAMATHULLA NOORSHAABDUL ALEEM; SOUTH BY : PROPERTY BELONGS TO MR.KRISHNAN; EAST BY : KANNAN COLONY FIRST STREET; WEST BY : GREEN PEAS

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

**Corporate Office : Office No. 101, Kalpataru Infinia, Plot B, Near Grand Hyatt, Santacruz (East),
Mumbai – 400 055. Tel : 022 68643101**

Registered Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi – 110019

E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769



APARTMENTS ADMEASURING:- EAST TO WEST ON THE NORTHERN SIDE : 60 FEET; EAST TO WEST ON THE SOUTHERN SIDE : 60 FEET; NORTH TO SOUTH ON THE EASTERN SIDE : 20 FEET; NORTH TO SOUTH ON THE WESTERN SIDE : 20 FEET. SITUATED WITHIN THE REGISTRARTION DISTRICT OF SOUTH CHENNAI AND SUB-REGISTRATION DISTRICT OF ALANDUR.

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: 996278454 / 9967280448**

For bidding, log on to <https://www.bankeauctions.com>

AUTHORISED OFFICER



Date: 11.09.2026

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

Place: MUMBAI

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Corporate Office : Office No. 101, Kalpataru Infinia, Plot B, Near Grand Hyatt, Santacruz (East),
Mumbai – 400 055. Tel : 022 68643101

Registered Office : 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi – 110019