ARKA FINCAP LIMITED

Regd. Office: - 2504, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai- 400013, Maharashtra
Email: customercare@arkaholdings.com. CIN Number:- U65993MH2018PLC308329
Contact No. 022 40471000 Mobile No. 9987189750/9003069589

[SALE NOTICE FOR AUCTION SALE OF IMMOVABLE PROPERTIES]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of ARKA FINCAP LIMITED (hereinafter referred to as "Secured Creditor") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, CredResolution India Private Limited i.e. www.credauction.com by the undersigned for purchase of the immovable property, as described hereunder.

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Reserve Price EMD Bid Increase Amount	Date & Time of e-Auction
Branch: Chennai **Borrower: M/s. K VIJAYA CONSTRUCTIONS** **Co-borrowers:** **1. Mr. KARUPPAIAH KANNAN** **2. Mrs. CHITRA KANNAN**	**Date: - 14/04/2025** **INR 87,69,667.32/-** (Rupees Eighty-Seven Lacs Sixty-Nine Thousand Six Hundred and Sixty-Seven and Paise Thirty-Two only) for Loan Account 2002013729 as on 09/04/2025	**INR 81,00,000/-** (Rupees Eighty-One Lacs Only) **INR 8,10,000/-** (Rupees Eight Lacs Ten Thousand Only) **INR 50,000/-** (Rupees Fifty Thousand only)	**27th October 2026, Time: 10.30 am to 11.30 am with unlimited extension of 5 minutes**

Description Of Property: All that Piece and Parcel of the property bearing Plot No.312, measuring an extent of 87 Square Meter or 936 Square Feet, together with building constructed thereon, situated at Old Door No.46, New Door No.6, Padi Puthu Nagar, 8th Street, Anna Nagar Western Extension, Chennai – 600101 Comprised in Survey No.253/14 Part of Padi Village, Ambattur Taluk, Chennai District and bounded by: North by : Plot No.306, South by : 8th Street, East by : Plot No.311, West by : Plot No.313

Terms and Conditions of E- Auction:

1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of **Arka Fincap Limited (www.arkaholdings.com)** and website of our Sales & Marketing and e-Auction Service Provider, **www.credauction.com** for bid documents, the details of the Secured Asset put up for e-Auction and the Bid Form which will be submitted online;
2) All the intending purchasers/bidders are required to register their name on the Web Portal mentioned above as **www.credauction.com** and generate their User ID and Password free of cost of their own to participate in the e-Auction on the date and time aforesaid.
3) For any enquiry, information & inspection of the property, support, procedure and online training on eAuction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner CredResolution India Private Limited, E-mail ID: **balram@credsolv.com or amit@credsolv.com** or the Authorized Officer, **shantanu.dorlikar@arkaholdings.com.** To the best of knowledge and information of the Authorized Officer, there is no encumbrance in the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of the Secured Creditor/Authorized Officer. The property is being sold with all the existing and future encumbrances unknown to Secured Creditor/Authorized Officer. The Authorized officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues;
4) For participating in the e-Auction, intending purchasers / bidders will have to submit the hard copy of duly filled-up bid form at the branch of Secured Creditor's office at Arka Fincap Limited, New 4, Old 14, Sivagnanam St, Pondy Bazaar, , T. Nagar, Chennai, Tamil Nadu - 600017 with the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Arka Fincap Limited' or by way of RTGS/NEFT to the account details mentioned as follows:
   a. Account Name: Arka Fincap Limited
   b. Bank Name: ICICI Bank Limited
   c. Address of the Bank: CG Road, Ahmedabad
   d. Bank Account No.: 032305006479
   e. IFSC Code: ICIC0001367

   along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before **5 pm of 26th October 2026.**
5) The Property will not be sold below the Reserve Price. The Successful Purchaser/ Highest Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
6) The EMD of all other bidders who did not succeed in the e-Auction will be refunded by the Authorized Officer of the Secured Creditor within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest.
7) The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
8) The date of Inspection of the Immovable Property is on 7th October 2026 between 12 pm to 5 pm. At any stage of the e-Auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorized Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by way of Private Treaty;
9) The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to **Arka Fincap Limited,** in full before the date of sale, auction is liable to be stopped.
10) 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;
11) Sale is subject to the confirmation by the Authorized Officer;
12) The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
13) The Secured Creditor/Authorized Officer is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on **"As Is Where Is Basis", "As Is What Is Basis", "Whatever is There Is Basis" and "No Recourse" condition basis**.
14) The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to the Authorized Officer of the Secured Creditor mentioning the reason of delaying the registration;
15) No person other than the intending bidder/ offer or themselves, or their duly authorized representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorization Letter is required to submit along with the Bid Documents;
16) Special Instruction: e-Auction shall be conducted by the Service Provider, CredResolution India Private Limited on behalf of the Secured Creditor, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Authorized Officer of the Secured Creditor nor CredResolution India Private Limited shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders 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, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

***In case of discrepancy in translation, the English version shall prevail.**

Place: Chennai
Date: 29/09/2026

Sd/-Authorised Officer
ARKA FINCAP LIMITED

A Kirloskar Group Company

The mark 'Kirloskar' in the status line is owned by Kirloskar Proprietary Limited and Arka Fincap Limited is the permitted user.

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