

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniyappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniyappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniyappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniayappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniyappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited

Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC-Bank-035-Trust
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram
122002, Haryana

Public Notice for e-Auction

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

Notice is hereby given to the public in general and in particular to the Borrower(s) that the below described immovable properties mortgaged/charged to Aditya Birla Capital Ltd. ("ABCL") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of EARC-Bank-035-Trust ("**Secured Creditor**"), the Possession of which has been taken by the Authorised Officer of Encore ARC, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 31.10.2026 at 11:00 a.m., for recovery of Rs.3,16,14,268/- (Rupees Three Crores Sixteen Lakhs Fourteen Thousand Two Hundred and Sixty Eight Only) as on 30-09-2026 together with further interest from 01.10.2026 at contractual rate and other admissible costs and charges due to the Encore ARC (Secured Creditor) from Borrowers viz **M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.**

The description of the mortgaged immovable properties, the details of Reserve Price for the Secured Assets, the Earnest Money Deposit & Minimum Increment Amount in Bidding Process are as under:

Item Sr No.	Name of Account	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Minimum Increment Amount in Bidding Process (In Rs.)
1.	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Extract of Form B Property register No. 2825/165/116/6/61/44/5-36-5 assigned to Khaneshumari Nos. 165 & 116, Katha No. 61/44/5-36-5, measuring East to West 60 feet and North to South 60 feet, situated at Kudlu	2,03,00,000/- (Rupees Two Crore Three Lakhs Only)	20,30,000/- (Rupees Twenty Lakhs Thirty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)

		Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Property belongs to Mr. Nagaraj & Road; West by : Property belongs to Mr. Sadashivaiah; North by : Property belongs to Mr. Muniyappa & Mr. Nagaraju; South by : Property belongs to Mr. Chowdappa.			
2	M/s.Rentprop4u Mgt Services Private Limited, Mr Nagaraj M, Mrs Asha M and Mr Ravi M.	All that piece and parcel of the land and building at Site No. 108, Katha No.117, measuring East to West 40 feet and North to South 30 feet, formed in land bearing Sy No.117, situated at Kudlu Village, Sarjapura Hobli, Anekal Taluk, comprising of a building, and bounded on: East by : Road; West by : Property belongs to Mr. Vasu; North by : Karadamma Temple; South by : Property belongs to Mr. Ashwath.	64,00,000/- (Rupees Sixty-Four Lakhs Only)	6,40,000/- (Rupees Six Lakhs Forty Thousand Only)	50,000.00 (Rupees Fifty Thousand Only)
Date of Inspection of Secured Assets			21/10/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 30/10/2026		
Date & Time of e-Auction			31/10/2026 at 11.00 AM to 1:00 PM with unlimited extensions of 5 minutes each as per Terms & Conditions mentioned below. Auction Website: https://bankeauctions.com		

In case the e-Auction date is declared public holiday then the date will be automatically extended to the very next working day.

Since Encore ARC is acting in its capacity as Trustee of EARC-BANK-035 -Trust only, any reference of its name in this Public Notice should be construed accordingly.

For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <https://www.encorearc.com> and <https://bankeauctions.com>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on Mr B M Nagaraju Mobile No. 83840 74164 and Mr. K.Nagendran Mobile No. 91762 91717/0124 4527200 or email at nagaraju.bm@encorearc.com, getintouch@encorearc.com

Date: 09-10-2026
Place: Chennai

B M Nagaraju
Authorised Officer
Encore Asset Reconstruction Company Private Limited