Encore Asset Reconstruction Company Private Limited (Encore ARC)
acting in its capacity as the Trustee of EARC -EOT - 001 -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 IDFC First Bank Ltd. ("IDFC") to secure dues in the loan account since assigned to Encore ARC (Secured Creditor) acting in its capacity as the Trustee of **EARC -EOT 001 Trust**, the Possession of which has been taken by the Authorised Officer of IDFC First Bank Ltd. ("IDFC") will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 27.11.2026 at 11:00 a.m., for recovery of outstanding dues of **Rs. 3,14,95,683/- (Rupees Three Crore Fourteen Lakh Ninety-Five Thousand Six Hundred and Eighty-Three Only) as on 05.11.2026 together with further interest from 06-11-2026 at contractual rate till recovery of outstanding amount and other costs, charges etc. due to the Encore ARC (Secured creditor), from Borrowers Mr Uma Shankar S and Ms.Padmaja TV**

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.	Mr Uma Shankar S & Ms.Padmaja TV	ALL THAT PIECE AND PARCEL OF VACANT INTERMEDIATE SITE BEARING NO. 87, PID NO. 150200300700820685, BEARING KHATHA NO. 494/87 SITUATED IN 'PEGASUS BANYAN BREEZE', LYING WITHIN THE	1,79,77,000/- (Rupees One Crore Seventy-Nine Lakh Seventy-Seven Thousand Only)	17,97,700/- (Rupees Seventeen Lakh Ninety-Seven Thousand Seven Hundred Only)	50,000/- (Rupees Fifty Thousand Only)

		BOUNDARY OF SURVEY NO. 40/1A1, IN AN APPROVED LAYOUT PLAN CONSISTING SURVEY NO. 39, 40/1A1 AND 41, ALL ARE OF VILLAGE: CHUNCHANAKUPPE, THAVAREKERE HOBLI, TALUKA: BANGALORE SOUTH, WITHIN BMRDA LIMITS, ADMEASURING 222.96 SQ. MTRS., AND BOUNDED AS: EAST: SITE NO. 92 WEST: ROAD SOUTH: SITE NO. 88 NORTH: SITE NO. 86			
Date of Inspection of Secured Assets			14/11/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 26/11/2026		
Date & Time of e-Auction			27/11/2026 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		

Terms and Conditions

a. The e-auction sale of Secured Assets, which are under physical possession of Encore ARC after said assignment, is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. Encore ARC.

b. Bid document containing general terms and conditions of sale can be obtained from https://bankeauctions.com between **06/11/2026 to 26/11/2026.**

c. The interested bidders may inspect the secured assets on 14.11.2026 between 10.00 am to 3.00 pm.

d. For participating in online e-auction sale, Bid Offer form, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof and other documents as detailed in Bid Document, are required to be submitted along with EMD, which is payable by way of **RTGS/NEFT** in the name of **EARC EOT 001 Trust SAB Collection A/c, Account No.** 502000 25212012 **, HDFC Bank, Sector 29, Gurgaon, Haryana -122002,**

IFSC Code No. HDFC0001720 on or Before 3.00 PM on 26/11/2026. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e. nagaraju.bm@encorearc.com

e. The secured assets shall be sold by the Authorised officer by way of **Electronic Public Auction on 27/11/2026** in the premises of Encore ARC at **5th Floor, Plot 137, Sector 44, Gurugram – 122 002, Haryana** through e-Auction Agency M/s.C1 India Pvt Ltd at their website/portal i.e. https://bankeauctions.com **between 11:00 AM to 1:00 PM** with auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if valid bid is made within last 5 minutes before close of e-Auction.

f. The EMD will not carry any interest.

g. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer of Encore ARC (AO) and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc;

h. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s.C1 India Pvt Ltd; Contact number Mr. Prabakaran M. +91-7418281709 email id tn@c1india.com and Support Team Email Id support@bankeauctions.com Contact Nos.: +917291981124 /25 /26

i. The bidder will be required to submit the bid above the reserve price in the manner as mentioned in Bid Document along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount as mentioned by such bidder in Bid Offer form shall be treated as final bid from the respective bidder.

j. The Authorised Officer reserves the right to accept or reject any/or all the bids or adjourn, postpone or cancel the auction without assigning any reasons thereof.

k. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately upon declaration as highest bidder and balance 75% of the sale price within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer of Encore ARC.

l. The payment of all applicable Stamp duties, additional stamp duties, transfer charges, statutory dues, non statutory dues, GSTN, assessment charges, fees owing to anybody etc. shall be the sole responsibility of the successful bidder only.

m. The intending bidders are advised to make their own independent enquiries regarding the other encumbrances, title of properties put to auction and claims / rights / dues affecting

the property prior to submitting their bid. The Secured Assets are being sold with all the encumbrances known and / or unknown to Secured Creditor. The Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

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-EOT 001 -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

B M Nagaraju
Date: 05-11-2026 **Authorised Officer**
Place: Chennai **Encore Asset Reconstruction Company Private Limited**