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 property mortgaged/charged to IDFC First Bank Ltd. 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., will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 10.12.2026 at 11:00 a.m., for recovery of outstanding dues of **Rs.45,21,621.46/- (Rupees Forty Five Lakhs Twenty One Thousand Six Hundred and Twenty One and Forty Six Paise Only) as on 14.10.2026 together with further interest from 17.10.2026 at contractual rate till recovery of outstanding amount and other costs, charges etc. due to the Encore ARC (Secured creditor), from Borrowers viz. (1). M/s. Bhavi Tech Engineers, (2). Mr. Anil Kumar Vaddadi, (3). Ms. Suhasini Vaddadi.**

The description of the mortgaged immovable property, 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.	**(1). M/S Bhavi Tech Engineers, (2). Mr. Anil Kumar Vaddadi, (3). Ms. Suhasini Vaddadi.**	All That Piece And Parcel Of Land measuring an extent of **45.5 Sq. Yards** or **38.04 Sq. Meters** being undivided and unspecified share out of 1730 Sq. Yards, bearing **Flat No. 106** with a plinth area **1340 Sq. Ft.,** including common area and balconies, in first floor, and **80 Sq. Ft.** car parking in stilt floor of **"SAI SURYA SRAVANI APARTMENT",**	32,16,000.00 (Rupees Thirty Two Lakhs Sixteen Thousand Only)	3,21,600.00 (Rupees Three Lakh Twenty One Thousand Six Hundred Only)	50,000.00 (Rupees Fifty Thousand Only)

		D. No. 3-140/26/14, Covered by **S. No. 26/11,** situated at Aganampudi Village within the limits of Greater Visakhapatnam Municipal Corporation, Anakapalli Registration District, Lankelapalem Sub Registration District Of Visakhapatnam District, bounded as follows East : Property belongs to Kavali Venkata Appa Rao South : Property belongs to Venna Krishna Murthy West : 30 Feet Wide Road North : 30 Feet Wide Road **Measurements:-** East Wing : 150 ft or 45.72 Mts., West Wing :150 ft or 45.72 Mts., North Wing : 104 ft or 31.70 Mts., South Wing : 103'6" ft or 31.55 Mts., Boundaries of Flat No. 106, in first floor or "Sai Surya Sravani Apartment**":** East : Common Corridor South : Flat No. 105 West : Open to sky North : Lift and open to sky.			
Date of Inspection of Secured Assets			27/11/2026 between 10:00 AM to 3:00 PM		
Last Date of Submission of online Bid			Before 3.00 PM on 09/12/2026		
Date & Time of e-Auction			10/12/2026 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 **19/11/2026 to 09/12/2026.**

c. The interested bidders may inspect the secured assets on 27.11.2026 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, account No. 50200025212012, HDFC Bank, Sector 29, Gurgaon, Haryana -122002, IFSC Code No. HDFC0001720** on or Before 3.00 PM on 09/12/2026. 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. k.nagendran@encorearc.com.

e. The secured assets shall be sold by the Authorised officer by way of **Electronic Public Auction on 10/12/2026** 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 property 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 mobile no. Mr. K.Nagendran Mobile No. 91762 91717, and Mr B.M. Nagaraju, on mobile no. 83840 74164 / 0**124 4527200** or email at k.nagendran@encorearc.com, getintouch@encorearc.com

K.Nagendran
Authorised Officer

Date: 19.11.2026

Place: Chennai

Encore Asset Reconstruction Company Private Limited