

ANA ARC PRIVATE LIMITED					
299, 1 st Floor, Amarjyothi Layout, Domlur, Bengaluru – 560071					
Ph. No. 080 4140 0038, Email: cs@anaarc.com					
E-AUCTION SALE ON 21.01.2026					
APPENDIX – IV A					
[See Proviso to Rule 8(6)]					
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY					
E-Auction Sale Notice for Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002					
<p>Notice is hereby given to the public in general and the Borrower/ Guarantor/ Mortgagors in particular that the below described immovable property mortgaged/charged to the Secured Creditor, HDFC Ltd. on 26th April, 2017 which was subsequently assigned to ANA ARC Pvt. Ltd. , the secured creditor herein on 30th November, 2020 vide Assignment Agreement with regard to the assets as described in schedule property and pursuant to the Assignment Agreement, borrower, guarantor and ANA ARC Pvt. Ltd. executed the Master Amendment Agreement, dated 01st December, 2020. In exercise of its rights as secured Creditor, the ANA ARC Pvt Ltd., had issued Notices under Sec.13(2) on 03.06.2024 and Possession Notice on 19.12.2024 under Sec.13(4) of the SARFAESI Act. And subsequently pursuant to the Order of the Hon'ble CJM Rural, Bengaluru Physical Possession of the said Secured Asset had been taken by the Authorised Officer of the ANA ARC Pvt Ltd., on 14.08.2025, which will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS", "AS HOW IS", and on a "NO RE COURSE" basis on 21.01.2026 for recovery of Rs. 17,32,63,799/- (Rupees Seventeen Crores Thirty-Two Lakhs Sixty-Three Thousand and Seven Hundred Ninety-Nine Only) as on 02nd June 2024 (02.06.2024) as per Demand Notice U/s 13(2) of the Act and which is Rs.25,75,85,394/- (Rupees Twenty-Five Crores, Seventy-Five Lakhs, Eighty- Five Thousand, Three Hundred and Ninety Four Only) as on 18th December 2025 along with further interest, from 19th December 2025 and incidental expenses, costs, charges etc. due to the Secured Creditor/ M/s. ANA ARC Pvt Ltd. from the Borrower/Mortgagor, M/s. Aubergine Properties Pvt Ltd., Regd. Office: No. 11, Gangadhar Chetty Road, Ulsoor, Bangalore -560042, Karnataka, Also at: Whitefield Towers, Survey No.173/1 and 173/2, Kannamangala Village, Bidarahalli Hobli, Bangalore -560 067, Karnataka, and the guarantor Mr. Antony George Kunnel, Residing at: Villa 56, Prestige Oasis, Rajanukunte, Bangalore-560 064, Karnataka. The reserve price, earnest money deposit (EMD), bid Increment, time & date of e-auction and last day of submission of EMD along with KYC documents for the property to be sold will be as under:</p> <p><u>First Parli Passu Charge of ANA ARC Pvt. Ltd. along with Axis Trustee Services Ltd.</u></p> <p>All that piece and parcel of the Security Interest Property comprising of 80 Commercial Units in the project named as "Whitefield Towers" situated at various levels, admeasuring 4,81,620 Sq.Ft. of super built up area (i.e. the Mortgagor's share) in the project, i.e. "Whitefield Tower" constructed on its land admeasuring 4 Acres and 16 Guntaas and bearing survey numbers 173/1 and 173/2 situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore together with all development rights accruing therefrom and proportionate undivided share of land and building constructed thereupon more fully described as hereunder will be sold as "SINGLE LOT" , the details of which are as under</p>					
S. No	Reserve Price (At and Below which the property will not be sold) Rs.	Earnest Money Deposit (EMD) Rs.	Bld Increment Amount Rs.	Time & date of e-Auction	Last day for submission of EMD along with KYC documents
1	138,00,00,000/-	13,80,00,000/-	6,00,000/-	2.00 p.m. to 3.00 p.m. on 21.01.2026 with unlimited extensions of 5 minutes each.	20.01.2026 upto 4.00pm. Bank details: Canara Bank Domlur Branch, Account Name: ANA ARC WT19 Account No. 9921201000089, IFS Code: CRNB0003220
DESCRIPTION OF IMMOVABLE PROPERTIES					
TENDER No: ANA ARC/5/2025-2026					
First Parli Passu Charge of ANA ARC Pvt. Ltd. along with Axis Trustee Services Ltd.					
Property Details: (Property under Physical possession of ANA ARC Private Limited)					
<p>All that piece and parcel of 80 commercial units (including hotel area, amenities, museum area and retail area) as listed below, admeasuring 4,81,620 Sq.Ft. of super built up area (i.e. the Mortgagor's share) in the project, i.e. "Whitefield Tower" constructed on its land admeasuring 4 Acres and 16 Guntaas and bearing survey numbers 173/1 and 173/2 situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore together with all development rights accruing therefrom and proportionate undivided share of land and building constructed thereupon and bounded on the East by :Private Property, West by: Whitefield Hoskote Road, North by : Private Property, South by : 3.65 meters wide passage road running 200.86 meters East to West alongside the boundary wall of 4 Acres and 16 Guntaas.</p>					
Sl.No.	Level	Type	Unit No.	Super Built Up Area (In Sq.ft)	
1	Level 1	Retail Mall	N/A	49,229	
2	Level 2	Retail Mall	N/A	25,108	
3	Level 8	Commercial	01-01	2,030	
4	Level 8	Commercial	01-02	2,035	
5	Level 8	Commercial	01-03	2,035	
6	Level 8	Commercial	01-04	2,035	
7	Level 8	Commercial	01-05	2,035	
8	Level 8	Commercial	01-06	4,145	
9	Level 8	Commercial	01-07	5,970	
10	Level 8	Commercial	01-08	6,240	
11	Level 8	Commercial	01-09	4,145	
12	Level 8	Commercial	01-10	2,035	
13	Level 8	Commercial	01-11	2,035	
14	Level 8	Commercial	01-12	2,035	
15	Level 8	Commercial	01-13	2,035	
16	Level 8	Commercial	01-14	2,030	
17	Level 8	Commercial	01-20	4,145	
18	Level 8	Commercial	01-21	7,865	
19	Level 8	Commercial	01-22	5,970	
20	Level 8	Commercial	01-23	4,145	
21	Level 8	Commercial	01-24	2,035	
22	Level 8	Commercial	01-25	2,035	
23	Level 8	Commercial	01-26	2,035	
24	Level 8	Commercial	01-27	2,035	
25	Level 8	Commercial	01-28	2,030	
26	Level 8	Commercial	01-29	810	
27	Level 8	Commercial	01-30	810	
28	Level 8	Commercial	01-31	810	
29	Level 8	Commercial	01-32	810	
30	Level 9	Commercial	02-07	5,970	
31	Level 9	Commercial	02-08	6,240	
32	Level 9	Commercial	02-09	4,335	
33	Level 11	Commercial	04-08	7,865	
34	Level 11	Commercial	04-09	4,145	
35	Level 11	Commercial	04-21	6,240	
36	Level 11	Commercial	04-22	5,970	
37	Level 11	Commercial	04-23	4,145	
38	Level 11	Commercial	04-24	2,035	
39	Level 11	Commercial	04-25	2,035	
40	Level 11	Commercial	04-31	810	
41	Level 11	Commercial	04-32	810	
42	Level 12	Commercial	05-32	810	
43	Level 15	Commercial	08-01	2,030	
44	Level 15	Commercial	08-02	2,035	
45	Level 15	Commercial	08-03	2,035	
46	Level 15	Commercial	08-04	2,035	
47	Level 15	Commercial	08-05	2,035	
48	Level 15	Commercial	08-06	4,145	
49	Level 15	Commercial	08-07	5,970	
50	Level 15	Commercial	08-08	7,865	
51	Level 15	Commercial	08-09	4,145	
52	Level 15	Commercial	08-10	2,035	
53	Level 15	Commercial	08-11	2,035	
54	Level 15	Commercial	08-12	2,035	
55	Level 15	Commercial	08-13	2,035	
56	Level 15	Commercial	08-14	2,030	
57	Level 15	Commercial	08-15	2,030	
58	Level 15	Commercial	08-16	2,035	
59	Level 15	Commercial	08-17	2,035	
60	Level 15	Commercial	08-18	2,035	
61	Level 15	Commercial	08-19	2,035	
62	Level 15	Commercial	08-20	4,145	
63	Level 15	Commercial	08-21	6,240	
64	Level 15	Commercial	08-21	532	
65	Level 15	Commercial	08-22	5,970	
66	Level 15	Commercial	08-23	4,145	
67	Level 15	Commercial	08-24	2,035	
68	Level 15	Commercial	08-25	2,035	
69	Level 15	Commercial	08-26	2,035	
70	Level 15	Commercial	08-27	2,035	
71	Level 15	Commercial	08-28	2,030	
72	Level 15	Commercial	08-29	810	
73	Level 15	Commercial	08-30	810	
74	Level 15	Commercial	08-31	810	
75	Level 15	Commercial	08-32	810	
76	Level 16	Hotel	N/A	69,513	
77	Level 17	Hotel	N/A	62,078	
78	Level 18	Amenities	N/A	30,000	
79	Level 19	Museum	N/A	15,415	
80	Level 20	Museum	N/A	15,415	

Encumbrances known if any: First pari passu charge with Axis Trustee Security Ltd.

For detailed terms and conditions of the sale, please refer to the links provided by the Secured Creditor represented by the Authorised Officer, M/s. ANA ARC Pvt. Ltd., No. 299, 1st Floor, Amarjyothi Layout, Domlur, Bengaluru-560071, i.e., www.anaarc.com and www.auctionbazaar.com

Place: Bengaluru
Date: 18.12.2025
Sd/-Mukunda Gajanur Shrinivasarao
Authorised Officer
Ph. No. 9105469164



THE TERMS AND CONDITIONS OF SALE:

Properties will be sold on '**AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:**

1.	Name and address of the Borrower/ Mortgagor	M/s. Aubergine Properties Pvt.Ltd. Regd. Office: No. 11, Gangadhar Chetty Road, Ulsoor, Bangalore -560042, Karnataka Also at: Whitefield Towers, Survey No.173/1 and 173/2, Kannamangala Village, Bidarahalli Hobli, Bengaluru -560 067, Karnataka.
2.	Name and address of the Guarantor	Mr. Antony George Kunnel , Residing at: Villa 56, Prestige Oasis, Rajanukunte, Bengaluru.
3.	Name and address of Branch of the Assets Reconstruction Company	M/s. ANA ARC Pvt. Ltd. No. 299, 1 st Floor, Amarjyothi Layout, Domlur, Bengaluru-560 071
4.	Description of the immovable secured assets to be sold	<u>TENDER No: M/s. ANA ARC/5/2025-2026</u> <u>First Pari Passu Charge of ANA ARC Pvt. Ltd. with Axis Trustee Services Ltd.</u> <u>All that piece and parcel of the entire property comprising of 80 commercial units in various levels (including hotel area, amenities, museum area and retail area) as listed below, admeasuring 4,81,620 Sq.Ft. of super built up area (i.e. the Mortgagor's share) in the project, i.e. "Whitefield Tower" constructed on its land admeasuring 4 Acres and 16 Guntas and bearing survey numbers 173/1 and 173/2 situated at Kannamangala Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore together with all development rights accruing therefrom and proportionate undivided share of land and building constructed thereupon</u>



and bounded on the

East by – Private Property

West by – White field Hoskote Road,

North by – Private Property

South by – 3.65 metres wide passage road running 200.86 metres East to West longside the boundary wall of 4 Acres and 16 Guntas

Sl. No.	Level	Type	Unit No.	Super Built Up Area (in Sq.ft.)
1	Level 1	Retail Mall	N/A	49,229
2	Level 2	Retail Mall	N/A	25,108
3	Level 8	Commercial	01-01	2,030
4	Level 8	Commercial	01-02	2,035
5	Level 8	Commercial	01-03	2,035
6	Level 8	Commercial	01-04	2,035
7	Level 8	Commercial	01-05	2,035
8	Level 8	Commercial	01-06	4,145
9	Level 8	Commercial	01-07	5,970
10	Level 8	Commercial	01-08	6,240
11	Level	Commercial	01-	4,145



		8		09	
12	Level 8	Commercial	01- 10	2,035	
13	Level 8	Commercial	01- 11	2,035	
14	Level 8	Commercial	01- 12	2,035	
15	Level 8	Commercial	01- 13	2,035	
16	Level 8	Commercial	01- 14	2,030	
17	Level 8	Commercial	01- 20	4,145	
18	Level 8	Commercial	01- 21	7,865	
19	Level 8	Commercial	01- 22	5,970	
20	Level 8	Commercial	01- 23	4,145	
21	Level 8	Commercial	01- 24	2,035	
22	Level 8	Commercial	01- 25	2,035	
23	Level 8	Commercial	01- 26	2,035	
24	Level 8	Commercial	01- 27	2,035	
25	Level 8	Commercial	01- 28	2,030	
26	Level 8	Commercial	01- 29	810	
27	Level 8	Commercial	01- 30	810	



28	Level 8	Commercial	01-31	810
29	Level 8	Commercial	01-32	810
30	Level 9	Commercial	02-07	5,970
31	Level 9	Commercial	02-08	6,240
32	Level 9	Commercial	02-09	4,335
33	Level 11	Commercial	04-08	7,865
34	Level 11	Commercial	04-09	4,145
35	Level 11	Commercial	04-21	6,240
36	Level 11	Commercial	04-22	5,970
37	Level 11	Commercial	04-23	4,145
38	Level 11	Commercial	04-24	2,035
39	Level 11	Commercial	04-25	2,035
40	Level 11	Commercial	04-31	810
41	Level 11	Commercial	04-32	810
42	Level 12	Commercial	05-32	810
43	Level 15	Commercial	08-01	2,030
44	Level	Commercial	08-	2,035



		15		02	
45	Level 15	Commercial	08- 03	2,035	
46	Level 15	Commercial	08- 04	2,035	
47	Level 15	Commercial	08- 05	2,035	
48	Level 15	Commercial	08- 06	4,145	
49	Level 15	Commercial	08- 07	5,970	
50	Level 15	Commercial	08- 08	7,865	
51	Level 15	Commercial	08- 09	4,145	
52	Level 15	Commercial	08- 10	2,035	
53	Level 15	Commercial	08- 11	2,035	
54	Level 15	Commercial	08- 12	2,035	
55	Level 15	Commercial	08- 13	2,035	
56	Level 15	Commercial	08- 14	2,030	
57	Level 15	Commercial	08- 15	2,030	
58	Level 15	Commercial	08- 16	2,035	
59	Level 15	Commercial	08- 17	2,035	
60	Level 15	Commercial	08- 18	2,035	



61	Level 15	Commercial	08-19	2,035
62	Level 15	Commercial	08-20	4,145
63	Level 15	Commercial	08-21	6,240
64	Level 15	Commercial	08-21T	532
65	Level 15	Commercial	08-22	5,970
66	Level 15	Commercial	08-23	4,145
67	Level 15	Commercial	08-24	2,035
68	Level 15	Commercial	08-25	2,035
69	Level 15	Commercial	08-26	2,035
70	Level 15	Commercial	08-27	2,035
71	Level 15	Commercial	08-28	2,030
72	Level 15	Commercial	08-29	810
73	Level 15	Commercial	08-30	810
74	Level 15	Commercial	08-31	810
75	Level 15	Commercial	08-32	810
76	Level 16	Hotel	N/A	69,513
77	Level 17	Hotel	N/A	62,078



		78	Level 18	Amenities	N/A	30,000
		79	Level 19	Museum	N/A	15,415
		80	Level 20	Museum	N/A	15,415
5.	Details of the encumbrances known to the Assets Restructured Company.	Nil- Except the credit facilities of the borrower to M/s. ANA ARC Private Limited and M/s. AXIS TRUSTEE Private Limited.				
6.	The secured debt for recovery of which the Properties are to be sold	Rs.25,75,85,394/- (Rupees Twenty-Five Crores, Seventy-Five Lakhs, Eighty- Five Thousand, Three Hundred and Ninety- Four Only) as on 18th December 2025 along with further interest, from 19th December 2025 and incidental expenses, costs, charges etc..				
7	Reserve Price (At and below which the property will not be sold)	Rs.138,00,00,000/- (Rupees One Hundred and Thirty-Eight Crores Only)				
9.	Deposit of Earnest Money	EMD: Rs. 13,80,00,000/- (Rupees Thirteen crores Eighty Lakhs Only) for the entire property consisting of 80 commercial Units situated in various levels, being the 10% of Reserve price to be remitted by RTGS/NEFT or online transfer into the Bank Account No. 9921201000089 to the credit of ANA ARC WT 19 at Canara Bank, Domlur Branch, IFS Code: CNRB0003220				
8.	Last Date and Time within which EMD to be remitted:	Time: Up to 4.00 P.M. Date: 20.01.2026				
9.	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e., on the same day or not later than next working day, as the case may be,				



		<p>after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited.</p> <p>The Balance 75% of the sale price is payable on or before 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Assets Restructured Company and the auction purchaser, not exceeding three months from the date of auction.</p>
10.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<p>Date: 21.01.2026 Time: 60 Minutes: From 02.00 P.M. to 03.00 P.M. with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.</p>
11.	The e-Auction will be conducted through the Auction Bazaar. E-Auction tender documents containing e-Auction id form, declaration etc. are available in the website of the service provider as mentioned above	<p>ANA ARC Pvt. Ltd. No. 299, 1st Floor, Amarjyothi Layout, Domlur, Bengaluru-560071 www.anaarc.com www.auctionbazaar.com</p>
12.	<p>Bid increment amount:</p> <p>(ii) Auto extension:</p> <p>(iii) Bid Currency & unit of measurement</p>	<p>Rs.5,00,000/- (Rupees Five Lakhs Only) for each bid.</p> <p>Unlimited extensions of 5 minutes.</p> <p>Indian Rupee.</p>
13.	Date and Time during which verification of documents and inspection of the immovable secured assets to be sold and	Between 11.00 A.M. and 3.00 P.M. on any working day from the date of publication of notice till 19th January 2026 with prior appointment.



	<p>intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>Authorised Officer: Mukunda G S, Contact: Mobile No. 8105469164 Land Line No. (Office): 080-41400038</p>
14.	<p>OTHER CONDITIONS</p> <p>1. E-Auction sale of Mortgaged/Charged Properties is being held on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS", "AS HOW IS", and on a "NO RE COURSE" basis and will be conducted "Online". The auction will be conducted through the ANA ARC Pvt Ltd's approved service provider M/s. Auction Bazaar, at their web portal www.auctionbazaar.com. E-Auction Tender Document containing online e-auction Bid Application, Declaration, General Terms and Conditions of online auction sale are available in www.auctionbazaar.com. After remitting EMD the Bidders have to get themselves registered on this website.</p> <p>2. The Authorised Officer is in actual, Physical Possession of the security interest properties.</p> <p>3. Intending bidders are advised to properly read the Sale Notice, Terms & Conditions of e-auction and follow them strictly.</p> <p>4. The Intending bidders can verify the title and can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the ARC, the intending bidders may contact the Authorised Officer during office hours on prior appointment.</p> <p>5. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties except first Pari Passu charge of ANA ARC with Axis Trustee Services Limited. However, the intending bidders should make their own independent/ discreet</p>	



enquires regarding the encumbrances, title of properties put on auction, approved / sanctioned plan from appropriate statutory and claims/rights/dues affecting the properties with the concerned Registrar/ SRO/ Revenue Records/other Statutory Authorities, prior to submitting their bids.

6. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the ARC. The properties are being sold with all the existing and future encumbrances whether known or unknown to the ANA ARC Pvt. Ltd. The Authorised Officer/ Secured Creditor shall not be responsible in any way for third-party claims/rights/dues. **It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done due diligence before submitting the tender. No conditional bid will be accepted.** The conditional bids will be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

7. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/RTGS Transfer or online Transfer into **Account No. 9921201000089 as stipulated as stated above at Canara Bank, Domlur Branch, IFS Code: CNRB0003220.** Copy of the supportive documents like challan/ receipt should be attached to the Bid Application.

8. The e-Auction/bidding of the above properties would be conducted exactly on the schedule Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column "Bid Increment Amount". At the commencement of e-Auction a minimum of one bid should be placed by the bidder. **In case bid is placed in the last 5 minutes of**



the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not at or below the Reserve Price) on closure of e-Auction process shall be declared as a Successful Bidder and a communication to that effect will be issued through mail on email address registered with the service provider, which shall be subject to approval by the Authorised Officer/ Secured Creditor.

9. The bid price to be submitted shall be above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold at or below the reserve price set by the Authorised Officer. The bid quoted at or below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice, with unlimited extensions of 5 minutes each.

10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded without any interest. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already deposited, immediately on acceptance of bid price by the Authorised Officer i.e. before closure of business hours on the same day or not later than next working day and the balance 75% of the sale price on or before 15th day from confirmation of sale of the secured assets or such extended period as may be agreed upon in writing between the secured creditor/ ARC and the auction purchaser not exceeding three months from the date of auction. Default in deposit of any of the abovementioned amount(s) within the period stipulated herein by the successful bidder would entail forfeiture of the entire money already deposited and he/she shall neither have claim on the property nor on



any part of the sum for which may it be subsequently.

11. The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

12. The prospective qualified bidders may avail online training on e-Auction from Auction Bazaar. Help Line No. +91 - 8978377228, 7799510999 & 8886667111 Help Line e-mail ID: contact@auctionbazaar.com prior to the date of e-Auction. Neither the Authorised Officer/ARC nor auction bazaar will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation, the intending bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. However, in case of technical defects/ holiday declared or any other reason, if the website is not available on the day of auction, the e-auction shall be postponed to the next working day/website available day.

13. The Authorised Officer/ ARC is not bound to Accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

14. On receipt of the entire Sale Consideration, the Authorised Officer shall issue the Sale Certificate in the form given in Appendix V (for immovable properties) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s)/applicant(s) only and will not be issued in any other



name(s).

15. The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 framed thereunder and the terms & conditions mentioned herein.

16. No request for inclusion/ substitution of bidder's names, in the sale certificate will be entertained, other than those mentioned in the bid form. The Sale Certificate will be issued only in the name of the successful bidder.

17. The ANA ARC Pvt. Ltd. is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-Auction.

18. The auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Department and only 99% of the Sale Price of the immovable property has to be remitted to the ANA ARC Pvt. Ltd. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.

19. For further details and regarding inspection of properties the intending bidders may contact the Authorised Officer of ANA ARC Pvt. Ltd., No. 299, 1st Floor, Amarjyothi Layout, Domlur, Bengaluru-560071, during office hours, Phone No. 080-41400038.

20. Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID



and Pass Word by M/s. ANA ARC Pvt. Ltd. (vendor name) may be conveyed through e-mail). The Bidders are also required to provide alternate email Id.

21. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID Card/Driving Licence/ Passport/ Aadhar Card etc., (ii) Current Address-proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (Mobile/Land line of the bidder etc.,) to the Authorised Officer of ANA ARC Pvt. Ltd. No. 299, 1st Floor, Amarjyothi Layout, Domlur, Bengaluru – 560 071, by 20.01.2026 and up to 4.00 P.M. In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. Similarly, in case the bidder is a company/ LLP, a copy of the resolution passed by the Board of Directors authorising the actual bidder, who is holding a valid Digital Signature, to submit and participate in the bid on its behalf should be attached. In case of Partnership/AOP/Trust, a letter of authorisation in favour of a person authorizing him (who is holding a valid Digital signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. **The bid submitted without the EMD shall be summarily rejected. The property shall not be sold at or below the reserve price.**

22. Names of the Eligible Bidders will be identified by ANA ARC Pvt. Ltd. No. 299, 1st Floor, Amarjyothi Layout, Domlur, Bengaluru-560071, to participate in online e-auction on the portal www.auctionbazaar.com, Help Line No. +91-8978377228, 8886667111 and +91-7799510999, Mr. Shivaram Krishna will provide User Id & Password after due verification of PAN of the Eligible Bidders.



23. During e-Auction, if no bid is received within the specified time, ANA ARC Pvt. Ltd. at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.

24. The ANA ARC Pvt. Ltd/ service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

25. The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.

26. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price.

27. **Default of Payment:** Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and the EMD and any other monies paid by the successful bidder shall be forfeited to the ARC by the Authorised Officer. The failure on the part of the bidder to comply with any of the terms and conditions of e-Auction mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

28. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

29. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder



without assigning any reason.

30. The EMD of the unsuccessful bidder will be refunded to their respective Account Numbers shared with the ANA ARC Pvt Ltd. The bidders will not be entitled to claim any interest, costs, expenses, and any other charges (if any).

31. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the Secured Creditor.

32. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, GST, fees etc. for transfer of the property in its/his/her name and bear the Taxes, GST, and rates and outgoing, both existing and future relating to properties.

33. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

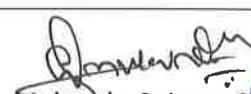
34. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the ANA ARC Pvt. Ltd. shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the ANA ARC Pvt. Ltd. For any kind of dispute, bidders are required to contact the concerned Authorised Officer of the concerned branch of ANA ARC Pvt. Ltd.



	<p>35. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restrain order passed by the DRT/ DRAT/ High Court or any other Court against the issue of the Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/ cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised Officer/ ARC.</p> <p>36. The Sale is subject to confirmation by the Secured Creditor ARC.</p> <p>37. For more details, prospective bidders may contact the Authorized officer on Tel.No. 080-41400038 and Mobile N0. 81054 69167.</p>

Place: Bengaluru

Date: 18.12.2025


Mukunda Gajanur Srinivasarao
Authorised Officer
Ph.No.8105469164



AUCTION BID FORM
AUCTION SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002
(PLEASE FILL IN CAPITAL LETTERS ONLY)

1	Name of the Bidder(s) or Company or Firm Name:	
2	Father's/Husband's Name	
3	Postal Address of Bidder(s)	
4	Phone/Cell No.	
5	E-Mail ID	
6	Property Details (Borrower Name & Lot No) Auction Id:	
7	Bid Amount quoted	Rs. : (Rupees _____)
8	Date of submission of EMD (enclosed with Bid Form & KYC Documents)	
9	Demand Draft/Pay Order Details	
	Name of issuing Bank & Branch	
	DD/ PO/BC No.	
	Date of DD/PO/BC	
	Amount	
	Payable at	
	In favour of	
10	EMD remittance details:	
	Amount	Rs :
	Date of remittance	Dt. :
	Name of Bank	
	Branch	
	A/c No.	
	IFSC Code No	
	UTR No.	
11	Bank Account Details to which EMD amount should be returned	
	Bank Name	
	Branch Name	
	Bank A/c. No.	
	IFSC Code No.	
12	PAN Number	
13	Photo ID enclosed	Voter ID/PAN Card/Driving License/Govt. ID Card/ Passport
I/We have downloaded copies of the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e- Auction related to this e-Auction from web site www.auctionbazaar.com of your service provider and shall abide by them and have also carried out my own diligence in the matter of purchase of the secured assets / Properties. In case any information is found to be incorrect/ incomplete, I shall not hold the Authorized officer, the secured lender, responsible for the same and shall not have any claim whatsoever against either of them.		
Date: (Seal)		(Signature of the Bidder) :

DECLARATION BY BIDDER(S)

To:

**The Authorized Officer,
ANA ARC Private Limited
#No.299 1st Floor, Amarjyothi Layout,
Domlur, Bengaluru
560071.**

Date:

Dear Sir / Madam

1. I/We, the bidder/s do hereby state that, I/We have downloaded the copies of the Sale Notice, Terms & conditions of e-auction, related to this e-Auction from web site www.auctionbazaar.com of your service provider. I /We studied and understood them and confirm my/our agreement to them read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief.
I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all officer/bidders shall be retained by the ANA ARC Private Limited and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
9. I/We confirm that Authorized Officers of the ANA ARC Private Limited, and e-Auction Service Provider shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event

Signature:
Name:
Address:
E-mail id

<<<On Rs.100/- Stamppaper& Notary>>
AFFIDAVIT AND UNDERTAKING

I, ___, S/o _____, Aged about ___ years, R/o _____ do solemnly affirm and say as follows:

I/we, **Mr./Ms.** _____, **S/o;** **D/o;** **W/o** _____ submit this Affidavit / declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016 (“Code”).

I/we have understood the provisions of section 29A of the Code. I confirm that I am eligible to participate in the auction process conducted by ANA ARC Private Limited and:

- (a) am not an un-discharged insolvent;
- (b) am not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
- (c) at the time of auction conducted by ANA ARC Private Limited, do not have an account which has been classified as a ‘non- performing asset’ in accordance with the guidelines of the RBI or the guidelines of a financial sector regulator issued under any other law for the time being in force;
- (d) have not been convicted for any offence punishable with imprisonment:
 - i. for 2 (two) years or more under any Act specified under the Twelfth Schedule of the Code;
 - ii. for 7 (seven) years or more under any other law for the time being in force;
- (e) have not been disqualified to act as a ‘director’ under the Companies Act, 2013;
- (f) am not prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- (g) Have not been a promoter or in control of any other corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the provisions of the Code.
- (h) Have not executed any guarantee in favour of a creditor in

respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under the Code and such guarantee has been invoked by the creditor and remains unpaid in full or part;

- (i) am not subjected to any such disability prescribed under the provisions of section 29A of the Code under any law in a jurisdiction outside India;
- (j) Do not have a connected person (as defined in Explanation to Section 29A) who is ineligible under clauses (a) to (i) of Section 29A.

I/we confirm that our ultimate funding sources/ beneficiaries do not have any direct or indirect connection with borrower group and their related parties / promoters of the Borrower Group and their related parties; the sources of funds for acquisition of the said asset are not backed by Promoters/ Guarantors/ Related Parties'

I/we, therefore, confirm that I/We am/are eligible to participate in the auction proposed by ANA ARC Private Limited in accordance to Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code").

That the contents of this affidavit are true and correct. No part of it is false and nothing material has been concealed therefrom.

(DEPONENT)

VERIFICATION

I/we _____, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my/our knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)