

Core biz recovery, biryani bet boost Devyani outlook

Analysts positive on planned acquisition, upgrade the stock



RAM PRASAD SAHU
Mumbai, 21 April

The stock of quick-service restaurant (QSR) major Devyani International was up 4 per cent on Monday after it said it was considering the acquisition of a controlling stake in Sky Gate Hospitality, which operates restaurants under the brand Biryani By Kilo (BBK) as well as other brands. The firm will raise money through the issue of equity shares on a preferential basis to fund the acquisition. Sky Gate posted revenues of ₹300 crore in 2024-25 (FY25), growing annually by 55 per cent over 2018-19 (FY19) through 2023-24 (FY24). In addition to the BBK chain, which has 100 outlets and has expanded to 45 cities. Sky Gate also operates other brands such as Goila Butter Chicken, The Bhojan, and Get-A-Way. While revenues have grown at a healthy pace, the company has posted operational losses given the accelerated store openings. Devyani will acquire Goila Butter Chicken, The Bhojan, and BBK, which had registered net sales of ₹260 crore in 2024-25 (FY25), with 80 per cent of this contributed by BBK.

Analysts Devanshu Bansal and Mohit Dodeja of Emkay Research believe the margin turnaround is plausible, as the comparable gross-margin profile (55-57 per cent ver-

sus 70 per cent for Kentucky Fried Chicken/KFC) is subdued, and marketing and customer acquisition costs are elevated. Though this is due to store openings (about 100 at FY24-end versus 17 at FY19-end), it has synergies with Devyani in terms of supply chain, finance, and human resource functions.

Devyani can also ramp up its portfolio brands (non-Yum! Brands) in its Cloud Kitchens, and open BBK/Goila/The Bhojan outlets in food courts operated by Devyani. While deal valuations are not known, Kotak Institutional Equities expects it to be at 2-5x enterprise value to sales. Analysts of the brokerage, led by Jaykumar Doshi, are positive on the acquisition as it is a large, delivery-friendly food and beverage category that offers an opportunity to scale a QSR biryani brand, notwithstanding local competition and regional taste preferences.

Emkay Research has upgraded the stock to 'buy' from 'add' and raised its target price by 18 per cent to ₹200, now valuing the company at 30x its 2026-27 operating profit compared to 26x earlier. The upgrade is due to potential value creation from the likely acquisition of BBK and the possible return of mid-teen growth for the India business in 2025-26 (FY26) compared to 7 per cent in FY25.

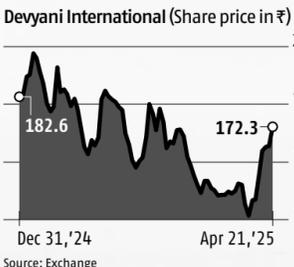
The rationale for the mid-teen organic growth in the current financial year (FY26) is the government's push to boost consumption with tax relief, a favourable average daily sales base, and continued growth investments.

In addition to the acquisition, the January-March quarter results will act as another key trigger for the stock. Elara Research expects a recovery in QSR, though its momentum is expected to be slow, with pizza chains likely to outperform burger and fried chicken categories.

Same-store sales growth (SSSG) for Devyani is expected to come in at 1.6 per cent year-on-year. Headwinds in the fried chicken category persist, with Devyani (KFC) posting a same-store sales decline of 2 per cent. Elara Research has a 'buy' rating on the stock with a target price of ₹215.

From the highs in January, the stock had lost 28 per cent to its lows in the first week of April before recovering slightly, given weak operational performance over the last couple of quarters compared to peers. Kotak Research expects FY26 to be a better year for the company, led by a pickup in SSSG, aided by a weak base and some improvement in underlying demand, along with better execution. It has a 'buy' rating with a target price of ₹190.

BOUNCING BACK



CIRCULAR ON FRAUDS

Verify Sebi registration before accepting investment advice

HIMALI PATEL

The Securities and Exchange Board of India (Sebi), in a circular dated April 11, 2025, warned investors about rising fraud and manipulation linked to the securities market on social media platforms. Investors must stay vigilant to avoid being misled.

Impersonation trick

Fraudsters often pose as Sebi-registered intermediaries. "They create fake but sophisticated websites or apps, with professional-looking interfaces, which resemble legitimate ones. They use similar names, logos, and registration numbers. They sometimes even forge Sebi-like certificates and falsely claim Sebi registration. They also create fake social media profiles of real intermediaries," says Dip Mehta, partner, EY Forensic and Integrity Services.

These scammers share false testimonials. "They initially show small profits to build trust," says Mehta.

Another trick is the promise

of exclusive access. "The purpose is to lure people into 'VIP' trading clubs on Telegram and WhatsApp," says Ajay Lakhotia, founder and chief executive officer, StockGro. Anyone claiming to be a Sebi-registered investment advisor or research analyst must provide a valid registration number. "Ask the advisor for their Sebi registration number, then verify it by conducting a search on Sebi's website," says Shraavan Koti, chief

STEPS TO TAKE AFTER A CYBER FRAUD

- Report the fraud at <https://cybercrime.gov.in> or your local police station with all details, including communication and payment records
- Lodge a complaint with Sebi via the SCORES portal (<https://scores.gov.in>) and submit supporting documents

information security officer, Zerodha.

Fake trading and advisory apps

Fraudsters repurpose dormant apps originally created for unrelated purposes. "Since the app has already been live for a few years and has thousands of downloads, it bypasses the usual scrutiny that new apps face," says Koti. Verify the developer's name. If the app claims to be from, say, a well-known broker, but the developer listed is some other entity, that is a red flag.

Stock advisory groups

Unverified investment groups on WhatsApp, Telegram, and social media often spread unreliable tips. "Unless the group is officially verified, treat their investment tips with scepticism," says Koti.

Check if the app is listed by a Sebi-recognised exchange or registered broker. "Verify broker details on Sebi's website. Read app reviews and search for scam alerts online. Avoid apps that ask for direct fund transfers outside of Sebi-recognised

- Inform NSE or BSE to help identify and warn against unregistered entities
- Report suspicious phone numbers to Sanchar Sathi portal or app
- Notify your bank or UPI app immediately to block the transaction
- Call 1930 to freeze the recipient's account

nised brokers or clearing corporations," says Mehta.

Koti recommends enabling privacy settings on messaging apps to block additions to unknown groups.

Beware of fake certificates

Fake documents usually have poor design and errors. "They are often characterised by low resolution, grammatical errors, typographical mistakes, and an overall unprofessional appearance. Compare the logos and branding on the certificate or promotion with those on Sebi's website," says Mehta.

Red flags to watch out for

Promises of unrealistically high returns within a short period are a strong warning sign. "In particular, be sceptical of promises of guaranteed returns," says Prashant Mali, cyber law expert and advocate, Bombay High Court. Anyone making them is likely to be unregistered and in violation of Sebi's code of conduct.

Mali cautions against tips accompanied by high-pressure tactics to act fast on them. Mehta warns against claims of insider information. "If specific stocks are being pushed, they could be part of a pump-and-dump scheme. Be wary also of high upfront fees," he says.

"Watch out for the use of generic mobile numbers rather than the official '1600' series designated by Sebi for registered entities," says Amit Tungare, managing partner, Asahi Legal. Report on the Market Intelligence portal. "By actively using this portal, investors can contribute to Sebi's surveillance efforts," says Tungare.

New 'e-Pay Tax' feature eases online tax payments: A step-by-step guide

Filing income-tax returns has become simpler with the introduction of the 'e-Pay Tax' feature on the income-tax department's online portal. It allows people to pay their tax dues directly through digital methods without

needing to log in to the portal or visit a bank. Here are the steps to follow: **Visit the portal:** Go to the official income-tax e-filing website. Then find the 'e-Pay Tax' option under the 'QuickLinks' section. **Enter PAN and contact**

details: You will be asked to enter your PAN twice and provide a mobile number that's linked to your Aadhaar. Then verify your OTP. **Select payment type:** Choose the type of payment you need to make. This could be

regular income-tax, advance tax, self-assessment tax, or others. **Enter tax details:** Input the amount you need to pay under each head of tax (like basic tax, surcharge, interest, or penalty, if any). The system will

help you total it up before you move forward. **Review and pay:** Review all the details one final time. Then click on 'Pay Now'. You'll receive confirmation via SMS and email. You can also download the payment receipt (Challan).

Read full report here: mybs.in/2emlamV

COMPILED BY AMIT KUMAR

TRUHOME FINANCE LIMITED

(Formerly Known As Shirram Housing Finance Limited)
Reg. Off.: Srinivasa Tower, 1st Floor, Door No. 5, Old No. 11, 2nd Lane, Cenatopha Road, Alwarpet, Teynampet, Chennai-600018
Head Office: Level 3, Wockhard Towers, East Wing C-2 Block, Bandra Kuria Complex, Bandra (East), Mumbai-400051
Website: <http://www.truhomefinance.in>

POSSESSION NOTICE

Whereas, The undersigned being the authorised officer of Truhome Finance Limited (Formerly Shirram Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued under the said Act to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

[The Borrowers having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken POSSESSION of the property described herein below in exercise of powers conferred on him under Sub Section (4) of section 13 of Act read with rule 8 of the security interest enforcement) rules, 2002 on this 19th day of April 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Truhome Finance Limited (Formerly Shirram Housing Finance Limited) for an amount as mentioned herein below and interest thereon.

[The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.]

Borrower's Name and Address	
Mrs. Surya Gandhi D/o Murgulal	No.12 Briyanti Nagar West 1st Street, Thoothukudi - 628008
Mr. Ganesan	No.12 Briyanti Nagar West 1st Street, Thoothukudi - 628008
Amount due as per Demand Notice	
Rs. 2840036/- (Rupees Twenty eight lak forty thousand thirty six Only) as on 07-02-2025 under reference of Loan Account No. SHLHTRCN000054	
Date of Demand Notice - 10.02.2025	
Date of Symbolic possession - 19.04.2025	
Date of NPA - 03.02.2025	
Description of Mortgaged Property	
All part and parcel of the property situated at Thoothukudi District, Tiruchendur SRD, Nallur Village, Old SF No.270/1, 270/2 New SF No.270/2B Door No.2/143A Land bounded on the following boundaries: West: Jhon Gray Thangaraj Vacant Land (Sub Devision 2B, 2C), North:Sanakan Vacant Land, South:Ganesan Shop Property & Arunagani To Tirunelveli Main Road. East:Jayarasanna and Jhon Gray Thangaraj Building	
Total extent of the property is 3903 Sq.ft With all easement and pathway rights.	
Place : Thoothukudi	Sd/- Authorised Officer - Truhome Finance Limited (Earlier Known as Shirram Housing Finance Limited)
Date : 19.04.2025	

Regd. Office:- 9th Floor, Antriksh Bhanu, 22, K G Marg, New Delhi-110001. Phone:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

Chennai Branch:- PNB Housing Finance Ltd, Vaagai Building 2nd Floor, Sec-1, Ambattur Industrial Estate, 2nd Main Road, Chennai-600098

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 15/04/2025. We, the PNB Housing Finance Limited (hereinafter referred to as 'PNBHFL') had issued Demand Notice U/s 13(2) of Chapter III of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all the mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing (NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/instalments. The contents of the same are the defaults committed by you in the payment of instalments of principal, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this publication of Demand Notice also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measure under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender by way of the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL, only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account No.	Name/ Address of Borrower and Co-Borrowers (if any)	Name & Address of Guarantors	Property (ies) Mortgaged	Date of Demand Notice	Amount U/s as on date Demand Notice
NHL/PUD/1122/1049	Mrs. Josephine Rubela W/o. Charles Thanaseelan No 7, Vasantham Nagar Eraynarur Avarakkalam, Tindivanam, Villupuram-604001 Also Available At: No 1105, Chetty Street Madam Post Nedungampattu, Villupuram-605759 Also Available At: No 01, Montfort School, Marakkanam Road, Tindivanam, Cuddalore-604001	NA	Schedule-II Details of Secured Property: All That Piece And Parcel of The Plot With Building is Situated in Tindivanam Registration District, Avarakkalam SRO, Tindivanam T. K. Eraynarur Village, Vasantham Nagar Layout, New S.No. 51/233-0.40.5. Ares-Subdivision, S.No. 51/2B3A1-0.37, 62-subdivision R.S.No. 51/11 And Patta No.1948, Plot.No.7, Measuring East West 32ft, North South East Side 47ft, West Side 46ft. Total Extent of 1489 Sq.ft or 132.22 Sq.mtr., Old S.No. 74/2A, 74/3A, 74/4, 74/5 Marakkanam Union, Eraynarur Village, Tindivanam District. The Sub-registration District Of Tindivanam.	15/04/2025	Rs. 24,69,831.31 (Rupees Twenty-Four Lakhs Sixty-Nine Thousand Eight Hundred and Thirty-One Paise Only) as on 11.04.2025
NHL/CHE/0316/2714	Mr. S. Balasubramanyam S/o. Selvamuthu Old No 16/1, New No 31/1, V C Garden, 2nd street, Mandaveli, Chennai, Tamil Nadu-600028. Also available at: New No 36, Old No.27, 5TH Trust Cross Street, Mandaveli, Chennai, Tamil Nadu-600028 Mr. Chellappa Achari Selvamuthu S/o. Chellappa Achari Old No 16/1, New No 31/1, V C Garden, 2nd street, Mandaveli, Chennai, Tamil Nadu-600028. Mrs. Banumathi C. Guarantor) W/o. Selvamuthu Old No 16/1, New No 31/1, V C Garden, 2nd street, Mandaveli, Chennai, Tamil Nadu-600028. Mrs. Shanthi (Guarantor) D/o. Selvamuthu Old No 16/1, New No 31/1, V C Garden, 2nd street, Mandaveli, Chennai, Tamil Nadu-600028. M/s. Kishan Power Technologies (Guarantor) New No 36, Old No.27, 5TH Trust Cross Street, Mandaveli, Chennai, Tamil Nadu-600028	NA	Schedule - II Details of Secured Property All That Piece And Parcel of The Property Bearing Plot No. 39B Old Door No.16/1, New Door No. 31/1, Vishwalinga Chetty Garden, 2nd Street, Mandaveli, Chennai - 600028, Comprised in O.S.No.1112, As Per Patta New R.S.No.3559/18, Extract From The Permanent Land Register In C.A. No. 1009/1993 Dated 19.10.1993 T.S.No.3559/136, Block No.70 Measuring 502 Sq.ft., Together With Pathway Passage Measuring 125 Sq.ft. out of Which Half Share And The Lands Bounded on The: For 502 Sq.ft. North By: Plot No.38a, Door No: 17 And 18, South By: Plot No.38, Door No: 15 East By: Vishwalinga Chetty Thottam 2nd Street, West By: Ramasamy's House, 50% of Pathway Passage, North By: Selvamuthu Property South By: Plot No.39, Door No: 15 East By: Vishwalinga Chetty Thottam 2nd Street, West By: Ramasamy's House Situated Within The Sub Registration District of Mylapore And Registration of Chennai-Central	15/04/2025	Rs. 22,04,286/- (Rupees Twenty-Two Lakhs Four Thousand Two Hundred Eighty Six Only) as on 11.04.2025

Place: Chennai, Dated: 22.04.2025 Authorized Officer, (M/s PNB Housing Finance Ltd.)

POSSESSION NOTICE

Whereas, Muthoot Housing Finance Company Limited under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice, calling upon the borrower, the guarantors and the mortgagors to repay the amount under LAN, details of which are mentioned in the table below: And whereas subsequently, Muthoot Housing Finance Company Limited has vide Assignment Agreement dated 31-03-2023 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by Muthoot Housing Finance Company Limited to borrower/ guarantor(s) alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST ("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of Muthoot Housing Finance Company Limited and Arcil shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them. The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Borrower Name and Guarantors	Demand Notice	Description of Property	Possession Date
ELUMALAI ETTYAN and MANNAMMAL ELUMALAI	Rs. 2,59,853.59 /- (Rupees Two Lakhs Fifty Nine Thousand Eight Hundred Fifty Three and Paise Fifty Nine Only) as on 14/12/2017 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 27/03/2021	ALL THAT PIECE OR PARCEL OF PROPERTY COMPRISED IN S. No. 82/9B/2C, NEW COLONY, KUTHAMPOondi VILLAGE, VEEDUR POST, NEAR TO MURUGAN KOTI, VIKRAVANDI TALUK, VILLUPURAM DISTRICT - 605652 NORTH- LAND, SOUTH- STREET, EAST- LAND, WEST- LAND & BUILDING Hereinafter referred to as "Immovable Property"	Symbolic Possession 16th APRIL 2025
HARIKRISHNAN AND JAYAGANDHI HARIKRISHNAN	Rs. 3,79,438.11 /- (Rupees Three Lakhs Seventy Nine Thousand Four Hundred Thirty Eight and Paise Eleven Only) as on 25/03/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 27/03/2021	ALL THAT PIECE OR PARCEL OF THAT PROPERTY DOOR NO 160, NEW SURVEY NO 3 2 OLD SURVEY NO 223 1, MARIYAMMAN KOIL, STREET, OTTERI VILLAGE, NELLIKUPPAM SRO TAMIL NADU, CUDDALORE, 607401, INDIA Hereinafter referred to as "Immovable Property"	Symbolic Possession 16th APRIL 2025
RAJASEKAR R RAJALINGAM AND SUDHANEVI	Rs. 3,34,454.51 /- (Rupees Three Lakhs Thirty Four Thousand Four Hundred Fifty Four and Paise Fifty One Only) as on 16/06/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 17/06/2021	ALL THAT PIECE OR PARCEL OF PROPERTY PLOT NO 41, SY NO 333 1A AND SY NO 333 1B, KULATHU METTU STREET, KALAMARUTHU VILLAGE AND POST, ULUNDURPET TK, VILLUPURAM DT, ULUNDURPET, TAMIL NADU, VILLUPURAM, 606102, INDIA Hereinafter referred to as "Immovable Property"	Symbolic Possession 16th APRIL 2025
11114097573 JAISANKAR AND THAMIZHSELVI	Rs. 6,02,287.29 /- (Rupees Six Lakhs Two Thousand Two Hundred Eighty Seven and Paise Twenty Nine Only) as on 12/07/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 15/07/2021	D. NO.2/51, D. NO.2/51, GANDHI STREET, SETHUVANDI VILLAGE, TAMIL NADU, VELLORE, 635803, INDIA Hereinafter referred to as "Immovable Property"	Symbolic Possession 17th APRIL 2025
11115085425 SANTHASEKAR VADIVEL AND CHITRA SANDIRASEKARAN	Rs. 2,59,853.59 /- (Rupees Four Lakhs Sixty Seven Thousand Eighty Only) as on 15/07/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 15/07/2021	27, 220 1, POONTHOOTA STREET, KANDAMBAKKAM, VILLUPURAM, VILLUPURAM, TAMIL NADU, VILLUPURAM, 605401, INDIA Hereinafter referred to as "Immovable Property"	Symbolic Possession 16th APRIL 2025
11114085799 TAMIZHIVANAN AND LILLY	Rs. 4,40,884.85 /- (Rupees Four Lakhs Bramansand Eight Hundred Eighty Four and Paise Eighty Five Only) as on 12/07/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 15/07/2021	ALL THAT PIECE OR PARCEL OF PROPERTY 319 4, BRAMAMPURAM VILLAGE AND APNCHAYAT, POST KATPADI SRO TALU, VELLORE, TAMIL NADU, VELLORE, 632014, INDIA Hereinafter referred to as "Immovable Property"	Symbolic Possession 17th APRIL 2025
11121069157 TAMILARASAN MURUGAIYAN AND BHAVANI TAMILARASAN	Rs. 2,34,706.32 /- (Rupees Two Lakhs Thirty Four Thousand Seven Hundred Sixty Three and Paise Thirty Two Only) as on 26/07/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 27/07/2021	ALL THAT PIECE OR PARCEL OF PROPERTY COMPRISED IN S NO 122 1 & 122 4, SITUATED AT 82, ASHOKAN STREET, GANDHI THIRUNALLUR, MUTHARAPALAYAM, PONDICHERRY - 605009 Hereinafter referred to as "Immovable Property"	Symbolic Possession 16th APRIL 2025
11115069598 PERUMAL RAJAVEL AND NEELAWATHI RAJAVEL	Rs. 1,06,936.29 /- (Rupees One Lakh Six Thousand Nine Hundred Thirty Six and Paise Twenty Nine Only) as on 11/10/2021 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 11/10/2021	ALL THAT PIECE OR PARCEL OF THE PROPERTY COMPRISED IN NO 161 T, S NO 629 13, SITUATED AT MURUGAN KOIL STREET, ANANGUR VILLAGE, ANANGUR POST, VILLUPURAM DISTRICT, TAMIL NADU - 605602 Hereinafter referred to as "Immovable Property"	Symbolic Possession 16th APRIL 2025
11115089083 SHANMUGAM AND VATCHALA SHANMUGAM	Rs. 3,00,770.67 /- (Rupees Three Lakhs Seven Hundred Seventy and Paise Sixty Seven Only) as on 10/01/2022 together with interest and other incidental expenses, costs, charges, etc. Notice dated: 25/01/2022	All That Piece Or Parcel Of The Property Consisting Of Villupuram Registration District, Sub Registration District Of Thiruvannamalai, Perangur Village, 1st Property Old S.No.150/9, New Natham S.No.222 8 & 2-eastern 00024.5 Sq.mtr. Out Of 00049 Sq.mtr. 2nd Property Old S.No.16b/1, New Natham S.No.223/19- Eastern 00050 Sq.mtr Out Of 00100 Sq.mtr. Boundaries For Property: On The South By Street, On The West By Street, On The East By Plot Allotted To Share Holder, On The North By Plot Of Ezhumalai. Hereinafter Referred To As "Immovable Property"	Symbolic Possession 16th APRIL 2025

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI ACT, 2002, the borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Arcil and any dealings with the Immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The borrowers/guarantors/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above mentioned Immovable Property.

Place: TAMILNADU Sd/- Authorised Officer - Asset Reconstruction Company (India) Limited Date: 22.04.2025 Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST

ARCIL ASSET RECONSTRUCTION COMPANY (INDIA) LTD.
Acting in its capacity as Trustee of various Arcil Trusts
Arcil office: The Ruby, 10th Floor, 29, Senapati Bapat Marg Dadar (West) Mumbai-400 028.
Website: www.arcil.co.in; CIN:U65999MH2002PLC134884

JANA SMALL FINANCE BANK Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangala Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: No.259/4/129, Saradha College Road, Opp. to Anna Salai, Alagapuram, Swarnapuri, Salem-636016.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Jana Small Finance Bank Limited has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Original Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice	Date of Possession	Present Outstanding balance as on 20.04.2025	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR	Date and Time of E-Auction	Last Date Time & Place for Submission of Bid
1	46038640001118	1) M/s. Kumaran and Co., Rep. by its Prop. Mr. Saravanan Murugesan, 2) Mr. Saravanan Murugesan, 3) Mrs. Jayanthi Saravanan	18-01-2024	23-12-2024	Rs. 77,19,130/- (Rupees Seventy Seven Lakh Nineteen Thousand One Hundred Thirty Only)	30.04.2025 09.30 AM to 05.00 PM	Rs. 48,41,000/- (Rupees Forty Eight Lakhs Forty One Thousand Only)	Rs. 4,84,100/- (Rupees Four Lakh Eighty Four Thousand One Hundred Only)	06.05.2025 03.00 PM	05.05.2025 Till 5.00 PM Jana Small Finance Bank Ltd., Opp. to Anna Salai, Alagapuram, Swarnapuri, Salem-636016.

Details of Secured Assets: As per Doc. No.504/2016: 1) Survey No.94/3C/3B, 2) As per Revenue Record 94/3C/3