Asset Reconstruction Company (India) Ltd. (Arcil)

Website: https://auction.arcil.co.in; **CIN -** U65999MH2002PLC134884

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.

Branch Office : Unit No: 211 & 212, 2nd Floor, Plot No 28/2, Zenith Complex, K. M. Gandhi Path, Shivaji Nagar, Pune - 411005, Maharashtra.

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

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sr. No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	Mr. Laxman Pandit Mahajan/ Mrs. Ritu Laxman Mahajan/ Mr. Sanjay Bhaurao Patil	2000408 0002621 BANDHAN BANK	Arcil - 2024C - 003-Trust	Rs.7,34,100.85/- (Rupees Seven Lakhs Thirty-Four Thousand One Hundred and Eighty Five Paise Only)	Physical possession on 06/04/2026	Will be arranged on request	Freehold / Area Land area as 38.07 sq mtr. and the Super built up area as 25.27 Sq. mtr	Rs. 58,000 (Fifty- Eight Thousand)	Rs. 5,80,000/- (Rupees Five Lakhs Eighty Thousand)	On 18-08-2026 At 3:15 PM.

Description of the Secured Asset being auctioned: **PROPERTY OWNED BY MR. LAXMAN PANDIT MAHAJAN/ MRS. RITU LAXMAN MAHAJAN**, All that piece and parcel of Row House admeasuring the Land area as 38.07 sq mtr. and the Super built up area as 25.27 Sq. mtr. situated at Final Plot No. - Plot No 45, Survey No. - Gat No 122/2/2, Block/Building No. -N/A, House No. – Middle Block, Floor - N/A, Building/Society Name - Vaishnavi Park, Street No./Name - Dhule Road, Area - Behind Hotel Sai Palace Nimkhedi Shiwar, City – Savkhede. Dist Jalgaon
Admeasuring the Land area as 38.07 sq mtr. and the Super built up area as 25.27 Sq. mtr

Pending Litigations known to ARCIL	**Nil**	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount:5000/-**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**Arcil - 2024C - 003-Trust**	**Payable at: Pune**	
RTGS details	**Account no 57500000020597, Bank Name HDFC, IFSC : HDFC0000542 Branch Name: KAMALA MILLS COMPOUNDSENAPATI BAPAT MARG,LOWER PAREL MUMBAI.**		
Name of Contact person & number	Aniket Chavan : 7039715706, Deepak Shinde 9637408866, Amit Hate :7066009350		

Sr. No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2	Mr. Abhilash Pralhad Upasani/ Mrs. Neha Abhilash Upasani/ Mr. Hitesh Bhagwanji Gamot	2000408 0003993. BANDHAN BANK	Arcil - 2024C - 003-Trust	Notice dated 20-12-2024 Rs.26,46,057.21 (Rupees Twenty-SixLakhs Forty-Six Thousand Fifty Seven and Twenty One Paise Only)	Physical possession on 06/04/2026	Will be arranged on request	Freehold - Built-up area 74.065 Sq. Mtr	Rs. 1,45,000/- (One Lakh Fourty- Five Thousand)	Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand)	On 18-08-2026 At 2:15 PM.

Description of the Secured Asset being auctioned: PROPERTY OWNED BY MR. ABHILASH PRALHAD UPASANI/ MRS. NEHA ABHILASH UPASANI, All that piece and parcel of the Immoveable property admeasuring about Area about 58.00 Sq. Mt. & Built-up area 74.065 Sq. Mtr Gat No 176 Plot No 52; Block No 2 Vastu Shastra Nagar; Kolhe Hills Road Nr Wagh Nagar Savkhede Kh. Jalgaon Jalgaon Maharashtra 425002
Immoveable property admeasuring about Area about 58.00 Sq. Mt. & Built-up area 74.065 Sq. Mtr

Pending Litigations known to ARCIL	**Nil**	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount:5000/-**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**Arcil - 2024C - 003-Trust**	**Payable at: Pune**	
RTGS details	**Account no 57500000020597, Bank Name HDFC, IFSC : HDFC0000542 Branch Name: KAMALA MILLS COMPOUNDSENAPATI BAPAT MARG,LOWER PAREL MUMBAI.**		
Name of Contact person & number	Aniket Chavan : 7039715706, Deepak Shinde 9637408866, Amit Hate :7066009350		

Terms and Conditions :

1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. The Authorised Officer ("AO")/ ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
5. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
7. The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.
8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place : Jalgaon
Date : 04-07-2026

Sd/-
Authorized Officer,
Asset Reconstruction Company (India) Ltd.