



Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of various ARCIL Trusts

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.

Website: <https://auction.arcil.co.in> • CIN: U65999MH2002PLC134884

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").

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 29.01.2020	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
M/s. Keshoba Gold Prop. Mr. Jain Satish Jayantilal, Mr. Jain Satish Jayantilal, Mrs. Jain Rekha Satish AND Mr. Jain Dhruv Satish	LAN No.: 90085001 00007014 Selling Bank : Saraswat Co-Operative Bank Limited	Arcil - 2024 C - 007-Trust	Rs. 2,04,72,834.58/- (Rupees Two Crore Four Lakh Seventy Two Thousand Eight Hundred and Thirty Four and Paise Fifty Eight Only) as on 31-12-2019 + further Interest thereon + legal Expenses	Physical Possession on 06-04-2026	27.05.2026 Time: 01:00 pm to 04:00 pm	697 Sq.ft. [Carpet]	Rs. 21,70,000/- (Rupees Twenty One Lakhs Seventy Thousand Only)	Rs. 2,17,00,000/- (Rupees Two Crore Seventeen Lakhs Only)	29.06.2026 at 12:15 pm

Description of the Secured Asset being auctioned: Property owned by Mr. Jain Satish Jayantilal, Flat No. A-2001, 20th Floor, (Admeasuring Carpet Area : 697 Sq. Ft.) Alongwith Stilt Car Parking No. S-55 (Admeasuring Area: 11.15 Sq. Mtrs.), Anmol Chsl; CTS. No. 309 of Village - Pahadi Goregaon, Opp. Patel Auto, Motilal Nagar, Off. S.V. Road, Goregaon (West), Mumbai - 400104.

Pending Litigations known to ARCIL	C .C. 723/SA/2005 filed before Hon'ble City Civil Court, Mumbai	Encumbrances/Dues known to ARCIL	Society Dues till 13.12.2025 is Rs. 12,98,917/-
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil - 2024C - 007-Trust		Payable at Mumbai
RTGS details	Account No.: 57500001515193 • Bank Name: HDFC Bank • IFSC Code: HDFC0000542 Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013		
Name of Contact Person & Number:	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Aniket Chavan - 7039715706 (aniket.chavan@arcil.co.in), Swapnil Agate - 9833252534 (swapnil.agate@arcil.co.in)		

Terms and Conditions:

- 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.
- The Authorised Officer ("AO")/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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: Mumbai
Date: 21.05.2026

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