



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of Arcil-SBPS 001-XII-Trust
set up in respect of financial assets relating to M/S. Arwees

Arcil Office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai-400 028
Website: www.arcil.co.in; CIN: U69999MH2002PLC134984

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 mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Arcil-SBPS 001-XII-Trust ("ARCL"), pursuant to the assignment of financial asset by the SBI to ARCL vide registered Assignment Agreement dated July 18, 2014, will be sold on "As is where is", "As is what is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of Rs. 2,92,20,000/- as on June 27, 2015, 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 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower	M/s. Arwees. 1101/17, Salimnagar Road, Kolkata-700031
Name of the Guarantor/ Co-Borrowers/ Mortgagors	Mr. Pranab Roy (Guarantor/Mortgagor) S/o Late Manoranjan Roy, 1101/17, Salimnagar Road, Kolkata-700031 And Also As Mr. Pranab Roy S/o Late Manoranjan Roy 215, Sweet Land, Jheel Road, Bank Plot, P.S. Kasba, Kolkata-70075 And Also As Mr. Pranab Roy S/o Late Manoranjan Roy 150/21, Sweet Land, Jheel Road, P.S.Purba Jadavpur, Kolkata-70075 Mrs. Sharmistha Roy (Guarantor/Mortgagor) W/o Pranab Roy 1101/17 Salimnagar Road, Kolkata-700031 Also As 215, Sweet Land, Jheel Road, Bank Plot, P.S.Kasba, Kolkata-70075. Also As 150/21, Sweet Land, Jheel Road, P.S. Purba Jadavpur, Kolkata-70075.
Outstanding amount as per SARFAESI Notice dated July 13, 2025	Rs. 2,97,20,000/- (Rupees Two Crore Ninety Seven Lakh Twenty Thousand Nine Hundred and Six Only) as on June 27, 2015 together with further interest thereon from June 26, 2015 to 10th payment realization.
Possession	Arcil has taken Physical possession as per provisions of SARFAESI Act, 2002 on February 09, 2023.
Date of Inspection	Will be arranged on request.
Earnout Money/ Deposit (EMD)	EMD Amount: 1.10 Rs. 1,70,000/- (Rupees Three Lakh Seventy thousand only). 2) Rs.3,70,000/- (Rupees Three Lakh Seventy thousand only). The Earnout Money has to be deposited by way of DD / RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 62913220000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC000291
Last Date for submission of Bid & EMD	31.08.2026 before 5:00 p.m.
Reserve Price	1) Rs. 37,000.00/- (Indian Rupees Thirty Seven Lakh Only) 2) Rs. 37,000.00/- (Indian Rupees Thirty Seven Lakh Only)
Bid Increment	Rs. 20,000/- (Rupees Thirty Thousand only) & in such multiple.
Date & Time of E-Auction	1) 01.09.2026 at 5:00 PM 2) 01.09.2026 at 4:15 PM
Link for Tender documents	www.arcil.co.in
Pending Litigations known to ARCL	N/A.
Encumbrances/Dues known to ARCL	• Employee Provident Fund (EPFO) – Not known • Workmen Dues - Not known • Employee Dues - Not known • Unsecured Financial Creditors – Not known • Claims of Operational Creditors – Not known • Income Tax Dues - Not known • Sales Tax Dues – Not known
Description of the Secured Asset being auctioned.	1. All that piece and parcel of Plt bearing no. 01, measuring about 1316 sq. ft. super built up area more or less on the Ground Floor (Back Portion) of G+3 Building situated at 215, Jheel Road bank plot Kolkata- 700775 built and constructed at or upon the plot of land measuring 4 cotah, 10 chitab, 30 sq. ft. more or less lying at J.No. 18, Dag No. 1715, Taut No. B-1, Khata No. 827, Ward No. 104, Borough No. XII, P.S. Garis, Kolkata-700075. The above mentioned property is built and bounded by: East : Old scheme Plot No. 150/25, West : Old scheme Plot No. 150/21, North : 20'42" wide Road, South : Premises Nos. 141 and 144. 2. All that piece and parcel of Plt bearing no. 3A, measuring about 1250 sq. ft, super built up area more or less on the Third Floor of G+3 Building situated at 215, Jheel Road bank plot Kolkata- 700775 built and constructed at or upon the plot of land measuring 4 cotah, 10 chitab, 30 sq. ft. more or less lying at J.No. 18, Dag No. 1715, Taut No. B-1, Khata No. 827, Ward No. 104, Borough No. XII, P.S. Garis, Kolkata-700075. The above-mentioned property is built and bounded by: East : Old scheme Plot No. 150/25, West : Old scheme Plot No. 150/21, North : 20'42" wide Road, South : Premises Nos. 141 and 144.

Terms and Conditions:

- The Auction Sale is being conducted by the Authorized Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website www.arcil.co.in. Arcil is the service provider to arrange platform for e-auction.
- The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of ARCL, www.arcil.co.in and the link mentioned therein as well as the website of the service provider, Arcil, for bid documents, the details of the secured asset put up for auction/ disposing the lot forms.
- The bidders may participate in the e-auction/ quoting/ bidding from their own official place of their choice. Internet connectivity shall not be arranged by each bidder himself/herself. The Authorized Officer/ ARCL/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Sadananda Ghosal - 8090230555**, email id: sadananda_ghosal@arcil.co.in
- All the intending purchaser/s bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
- For inspection of the property or more information, the prospective bidders may contact **Mr. -Sadananda Ghosal - 8090230555**.
- At any stage if the auction, the Authorized Officer may accept/revise/modify/cancel the bid/offer or postpone 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/registered to his/her/its favor as per the applicable law.
- The intending bidders should make their own independent enquiries due diligence regarding encumbrances, title of secured asset put on auction and claim/s/charges affecting the secured assets, including statutory dues, etc., prior to bidding but the auction advertisement does not constitute and will not constitute any commitment or any representation of ARCL. The Authorized Officer of ARCL, shall not be responsible in any way for any third-party claim/s/charges.
- The particulars specified in the auction notice published in the newspapers have been stated to the best of the information of the undersigned, however ARCL shall not be responsible / liable for any error, misstatement or omission.
- In the event of and on later development due to misrepresentation of any fact or virtual save appropriate legal opinion and legal remedy available to ARCL, if the sale is required to be cancelled, ARCL shall refund the "EMD" and/or "Sale Proceeds" only without interest and the purchaser / bidder. The Purchaser/Bidder shall have no right to raise any claim, against ARCL or any officer, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc.
- The Borrower (Guarantor/ Mortgagor), who are liable for the said outstanding debt, shall treat this Sale Notice as notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the bidding of the above mentioned auction sale.
- In the event, the auction scheduled hereinafter fails for any reason whatsoever, ARCL has the right to sell the secured asset by way of auction under the provisions of Rule 10(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Date: 29.07.2026
Place : Kolkata

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Limited
Trustee of "Arcil-SBPS 001-XII-Trust"