



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of Arcil-Retail Loan Portfolio-042-C-Trust & Arcil-Retail Loan Portfolio-042-E-Trust & Arcil-Retail Loan Portfolio-074-A-Trust
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Branch office: Office No. 1008, 11th Floor, Westend Mall, Janakpuri District Centre, Janakpuri, New Delhi PO: 110058
Website: <https://auction.arcil.co.in>; CIN-U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISES 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 **Trusts mentioned in the below table** (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").

PROPERTY 1:

Sl No	Sl/ Name of the Borrower / Co-Borrower/ Guarantor/s / Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding Amount As Per Sarfaesi Notice	Possession Type And Date	Date of Inspection	Type of Property and Area / Nature of Property	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	1. Hemant Kumar 2. Ritu Sharma	NHRW00000832555 & ICICI HOME FINANCE COMPANY LTD	Arcil-Retail Loan Portfolio-074-A-Trust	Rs. 2022492.68/- (Rupees twenty lakh, twenty-two thousand, four hundred and ninety-two point six eight Only) as on 28/07/2022 + further Interest thereon + Legal Expenses Demand Notice Dated: 03-08-2022	Physical 10-12-2025	22-06-2026	Residential Land & Area - 64 Sq. Yards	Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only)	Rs. 14,00,000/- (Rupees Fourteen Lakh Only)	27-Jul-26 & 2:30 PM

Description of the Secured Asset being auctioned: SCHEDULE A Property Comprised In Khewat No-1334, Khatoni No-1639 Rect No-86, Kila No-6/2(3-4)/71(5-4) 14(8-0) 15(1-3-4) 17(1-16) Measuring 21 Kanal 8 Marla Its 2/428 Share I.E. 2 Marla I.E 64 Sq. Yards Situated At Moh Ajay Nagar, Rewari, Haryana. IN THE NAME OF RITU SHARMA, W/O SH. HEMANT SHARMA Bounded By : North: Plot Of Parmati, South: Rasta East: Rasta, West: Araji Plot And situated within the Registration District of Rewari, Haryana.

Pending Litigations known to Arcil NIL **Encumbrances / Dues Known To Arcil** NIL

Last Date For Submission of Bid Two Hours before time of E-auction **Bid Increment amount:** As mentioned in the BID document

Demand Draft to be made in name of: As mentioned in the Trust Name column Payable at Mumbai

RTGS details Bank Name - HDFC Bank, Trust Name- Arcil-Retail Loan Portfolio - 74-A - TRUST, Account Number 57500000976930, RTGS/NEFT IFSC : HDFC0000291, Branch:- KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI 400013

Name of Contact person & number Simranjeet Singh - 7067038835 (simranjeet@arcil.co.in) Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in)

PROPERTY 2:

2.	1. Pardeep Verma 2. Meenu Verma	NHSAF0000085852 & ICICI HOME FINANCE COMPANY LTD.	Arcil Retail Loan Portfolio 074-B Trust	Rs. 1880000.73 (Rupees Eighteen Lakh Eighty Thousand and Seventy Three Paise Only) as on 19-11-2022 + further Interest thereon + Legal Expenses Demand Notice Dated: 21-11-2022	Physical 27-06-2023	22-06-2026	Residential Land & Area - 88.5 SQ. YARD.	Rs. 2,35,000/- (Rupees Two Lakh Thirty-Five Thousand Only)	Rs. 23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand Only)	27-Jul-26 & 2:00 PM
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Description of the Secured Asset being auctioned: SCHEDULE A KHEWAT NO.1076, KHATA NO.1258, WARD NO.12, GURUDWARA COLONY, SAFIDON, DISTT JIND HARYANA 126112 IN THE NAME OF MR. SATBIR SINGH, North: Gali And House Krishna South: House Shiv Kumar, East: Gali, West: House Ved Prakash, And situated within the Registration District of JIND, HARYANA

Pending Litigations known to Arcil NIL **Encumbrances / Dues Known To Arcil** NIL

Last Date For Submission of Bid Two Hours before time of E-auction **Bid Increment amount:** As mentioned in the BID document

Demand Draft to be made in name of: As mentioned in the Trust Name column Payable at Mumbai

RTGS details Bank name - HDFC Bank, Trust Name- Arcil-Retail Loan Portfolio-074-B Trust, Account Number 57500001069862, RTGS/NEFT IFSC : HDFC0000542, Branch:- KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI 400013

Name of Contact person & number Simranjeet Singh - 7067038835 (simranjeet@arcil.co.in) Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in)

PROPERTY 3:

3	1. Ram Niwas Sharma 2. Meena Sharma	NHJND00000824934 & ICICI HOME FINANCE COMPANY LTD.	Arcil Retail Loan Portfolio 074-A Trust	Rs. 4387309.63 (Rupees forty-three lakh, eighty-seven thousand, three hundred and nine point six three Only) as on 28-07-2022 + further Interest thereon + Legal Expenses Demand Notice Dated: 03-08-2022	Physical 23-04-2024	22-06-2026	Residential Land & Area - 210 Sq. Yards.	Rs. 2,85,000/- (Rupees Two Lakh Eighty-Five Thousand Only)	Rs. 28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand Only)	27-Jul-26 & 3:00 PM
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Description of the Secured Asset being auctioned: SCHEDULE A Property I.E. House No-599/15, House Bearing Khewat No-1042, Khatoni No-1428 Murba No-145, Kila No-11/2, 12/2, 19, 20 Situated At Vijay Nagar, Jind, Tehsil & Distt Jind, Haryana IN THE NAME OF MR. RAM NIWAS SHARMA North: Street, South: Property Of Other, East: House Of Sat Narayan, West: Property Of Dalbir, And situated within the Registration District of JIND, HARYANA

Pending Litigations known to Arcil NIL **Encumbrances / Dues Known To Arcil** NIL

Last Date For Submission of Bid Two Hours before time of E-auction **Bid Increment amount:** As mentioned in the BID document

Demand Draft to be made in name of: As mentioned in the Trust Name column Payable at Mumbai

RTGS details Bank name - HDFC Bank, Trust Name- Arcil-Retail Loan Portfolio-074-A Trust, Account Number 57500000976930, RTGS/NEFT IFSC : HDFC0000542, Branch:- KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI 400013

Name of Contact person & number Simranjeet Singh - 7067038835 (simranjeet@arcil.co.in) Mahesh Bangera - 9004173256 (mahesh.bangera@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 : Delhi **Sd/- Authorised Officer**
Date : 16.06.2026 **Asset Reconstruction Company (India) Ltd.,**