



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.

Premier ARC Branch Address: 416/B, D.M.Tower, Near Janjeerwala Square, New Palasia, Indore - 452001. MADHYA PRADESH 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").

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 24/06/2021	Possession Type and Date	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Kripa Shankar Patel / Omprakash Kripa Shankar / Om Shri Laxmi Manufacturing Co.	604207210193748 Fullerton India Home Finance Company Ltd (FIHFCL)	Arcil-Retail Loan Portfolio - 053 A Trust	Rs 25,45,454.68/- (Rupees Twenty-Five Lakh Forty-Five Thousand Four Hundred Fifty-Four and Sixty-Eight Paise only) - as on 24/06/2021 + Further interest Thereon + Legal Expenses	Physical Possession 27/10/2022	Will be arranged on request	Land area 1750 sq. ft. Open Plot	Registered	Rs. 89,300/- Eighty-Nine Thousand Three Hundred Only	Rs. 8,93,000/- Eight Lakh Ninety-Three Thousand Only	18-08-2026 12:30 PM
Description of the Secured Asset being auctioned: All that right, title and interest of property being Land Bearing Part of Diverted Khasra No. 353, T&CP Sanctioned Layout Plot No. 28 & 29, Sett No. 212, PH No.13/8, New 19, R.I Circle, Panagar, Shiva Ji Ward, Badhai Mohalla, Situated At Mouza Panagar, Tehsil, Panagar, And, Distt, Jabalpur, Madhya Pradesh. East: Vikreta Ki Bhoomi Plot No. 25 West: Vikreta Ki Bhoomi Plot No. 30 North: Vikreta Ki Bhoomi Plot No. 32 South: Side Road Land area 1750 sq. ft. Property owned by Mr. KRIPA SHANKAR PATEL S/o Mool Chand Patel											
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known		
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-Retail Loan Portfolio-053-A-Trust			Payable at :			Indore / Par		
RTGS details		Account No.: 57500000373024, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel - 400013									
Name of Contact Person & Number: Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Shikhar Shrivastava - 7000245690 (shikhar.shrivastava@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, mortgage fee in case of unregistered mortgage, 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: Jabalpur
Date: 03.07.2026

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