



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of Arcil- Arcil-SBPS 073-I Trust -Trust set up in respect of financial assets relating to Nimbus International Pvt. Ltd.

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Website: www.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 ARCIL TRUST-2025C-018 ("ARCIL") (pursuant to the assignment of financial asset by **HDFC Bank Limited** to ARCIL vide registered Assignment Agreement dated **March 28, 2025**) 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 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:	Nimbus International Pvt. Ltd (Borrower) Registered Office at: 302, Siddhi Vinayak Complex, Parimal Chowk, Waghawadi Road, Bhavnagar, Gujarat, India Accost Impex Pvt Ltd , Registered Office at: 32/V, Patel Society, Kasak, Bharuch Bharuch, Gujarat, India
Name of the Guarantors/ Co-Borrowers/ Mortgagors:	1) Mr Hiranya Umakant Desai, 2) Mrs. Deepika Hiranya Desai, 3) Mr. Nachiket Umakantbhai Desai, 4) Mr. Chhaganbhai Karamshibhai Vavadiya
Outstanding amount as per SARFAESI Notice dated:	For Nimbus as per SARFAESI Notice dated 13.08.2021 is Rs 37,86,34,251.22 (Rupees Thirty Seven Crores Eighty Six Lakhs Thirty Four Thousand Two Hundred Fifty One And Paise Twenty Two Only) AND For Accost as per SARFAESI Notice dated July 31, 2021 is Rs 23,27,82,208.87 (Rupees Twenty Three Crores Twenty Seven Lakhs Eighty Two Thousand Two Hundred Eight And Paise Eighty Seven Only) for Accost. Please note that as on 06.02.2026 the combined total outstanding amount in your loan accounts is Rs 1,17,37,02,546/- (Rupees One hundred Seventeen Crores Thirty Seven Lakhs Two Thousand Five Hundred And Forty Six Only). + further Interest thereon + Legal Expenses
Possession:	ARCIL has taken handover of physical possession from HDFC Bank as per provisions of SARFAESI Act, 2002
Date of Inspection:	Will be arranged on request
Earnest Money Deposit (EMD) :	Item 01: Rs.42,70,000/- (Rupees Forty Two Lac And Seventy Thousand Only), (for Plot No. 13, 14, 22, 23, 24, 25, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 44, 45, 52, 53, 54, 55, 60, 61, 62, 63, 64, 65, 66 & 67, Bhavnagar Rajkot Road, Nr. Reliance Petroleum, Taluka Babra, District Amreli 365421) Item 02: Rs.1,70,000/- (Rupees One Lac And Seventy Thousand Only). Item 03: Rs.5,10,000/- (Rupees Five Lac And Ten Thousand Only). (shop number 301 & 302) Item 04: Rs.6,00,000/- (Rupees Six Lac Only). Item 05: Rs.11,60,000/- (Rupees Eleven Lac And Sixty Thousand Only) Item 06: Rs.9,40,000/- (Rupees Nine Lakh And Forty Thousand Only) Item 07: Rs.3,80,000/- (Rupees Three Lakh And Eighty Thousand Only) (for plot number 22 & 23, 30 to 32, 33 to 35, 36 to 38) Item 08: Rs.25,50,000/- (Rupees Twenty Five Lakhs And Fifty Thousand Only) The Earnest Money has to be deposited by way of Demand Draft / RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 0291232000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291
Last Date for submission of Bid & EMD :	23rd July 2026 before 5:00 p.m.
Reserve Price:	Item 01: Rs. 4,27,00,000/- (Rupees Four Crores And Twenty Seven Lac Only). Item 02 : Rs. 17,00,000/- (Rupees Seventeen Lakhs Only). Item 03: Rs. 51,00,000/- (Rupees Fifty One Lakhs Only). (shop number 301 & 302) Item 04: Rs. 60,00,000/- (Rupees Sixty Lakhs Only). Item 05: Rs. 1,16,00,000/- (Rupees One Crore And Sixteen Lac Only). Item 06 : Rs. 94,00,000/- (Rupees Ninety Four Lakhs Only). Item 07: Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only). (for plot number 22 & 23, 30 to 32, 33 to 35, 36 to 38) Item 08: Rs.2,55,00,000/- (Rupees Two Crore And Fifty Five Lakhs Only).
Bid Increment :	Kindly refer Bid Document
Date & Time of E-Auction:	Item No 1 on 27th July 2026 12:00 PM Item No 2 on 27th July 2026 04:00 PM Item No 3 on 27th July 2026 4:30 PM (shop number 301 & 302) Item No 4 on 27th July 2026 05:00 PM Item No 5 on 28th July 2026 12:00 PM Item No 6 on 28th July 2026 12:30 PM Item No 7 on 28th July 2026 02:00 PM Item No 8 on 28th July 2026 04:00 PM
Link for Tender documents :	www.arcil.co.in
Pending Litigations known to ARCIL:	Not known
Encumbrances/ Dues known to ARCIL	To the best of knowledge and information of the Authorized Officer, Municipal Tax and Maintenance on the property
Description of the Secured Asset being auctioned.:	1. Property belonging to Owned by Mr. Chhaganbhai Karmashibhai Vavadiya. And owned by Mr. Hiranya Umakant Desai. Plot No. 13, 14, 22, 23, 24, 25, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 44, 45, 52, 53, 54, 55, 60, 61, 62, 63, 64, 65, 66 & 67, Bhavnagar Rajkot Road, Nr. Reliance Petroleum, Taluka Babra, District Amreli-365421. 2. Property belonging to Owned by Mr. Hiranya Umakant Desai and Mrs. Deepika Hiranya Desai Office No. 201, 2nd Floor, Siddhi Vinayak, Nr. Patel Boarding, Waghawadi Road, Bhavnagar-364001. 3. Property belonging to Owned by Mr. Hiranya Umakant Desai and Mrs. Deepika Hiranya Desai Office No. 301 and 302, 3rd Floor, Siddhi Vinayak, Nr. Patel Boarding, Waghawadi Road, Bhavnagar-364001 4. Property belonging to Owned by Deepika Hiranya Desai. Office No. 303, 304 and 305, 3rd Floor, Takshashila Complex, Sihor Road, District Bhavnagar-364001 5. Property belonging to Owned by Deepika Hiranya Desai. Plot No. 1, Opp. Parsva Bhaktidham Tansa, Nr. Hotel Nandini, Mahuva Bhavnagar Highway, Village Tansa, Taluka Ghogha, District Bhavnagar-364120 6. Property belonging to Owned by Mr. Hiranya Umakant Desai Plot No. 34, New Atlas Industrial Estate, Nr. Varun Casting, Rajkot Gondal Highway, At. Kothariya, District Rajkot 7. Property belonging to Owned by Mr. Hiranya Umakant Desai. Plot No. 22 & 23, 30 to 32, 33 to 35, 36 to 38, R.S. No. 25 Paiki, Nr. Madhi Mora School, Jamnagar Khambhalia Highway, Village Nani Khavdi, District Jamnagar-361140 8. Property belonging to Mr Nactiket Desai and Hiranya Desai "Harendra" Plot no 32, City Survey no 3361, Ward no 1, Vithalbai Patel Society, Kasakpti area, Bharuch (under Physical Possession)
Terms and Conditions:	<ol style="list-style-type: none"> The Auction Sale is being conducted by the Authorised 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 ARCIL, www.arcil.co.in and the link mentioned herein above as well as the website of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ ARCIL/ 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. Dharmesh Modi, Email id dharmesh.modi@arcil.co.in, Contact Number: 9909969300 All the intending purchasers/ 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. Dharmesh Modi, Email id dharmesh.modi@arcil.co.in, Contact Number: 9909969300 or the abovementioned address At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned 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 put on auction 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 newspapers 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. In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL 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 ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc. 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 Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place : Ahmedabad Date : 16th June 2026 Sd/- Authorised Officer Asset Reconstruction Company (India) Ltd. Trustee of Arcil-Trust-2025C-018