



Asset Reconstruction Company (India) Ltd.,

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 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 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 Rules6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

PROPERTY 1:

SL. 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	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. Rajeev Agrawal, 2. Arti Agrawal, 3. M/s Build Age Construction	23400002588 & Piramal Finance	Arcil-Trust-2025-008	Rs. 22569235/- (Rupees Two Crore Twenty Five Lakh Sixty Nine Thousand Two Hundred Thirty Five Only) as on 16-03-2020 + further Interest thereon + Legal Expenses Demand Notice Dated: 20-03-2020	Symbolic 29-04-2026	22-06-2026	Commercial Property Area of Office No. 4 (LGF + UGF) – 318.68 Sq. Mtrs.	Rs. 19,00,000/- (Rupees Nineteen Lakh Only)	Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakh Only)	27-Jul-26 & 3:30 PM

Description of the Secured Asset being auctioned: Description of the Secured Asset being auctioned: SCHEDULE A ALL THAT PART AND PARCEL OF THE PROPERTY BEARING (1) OFFICE NO 4 (LGF + UGF) KHASRA No. 914 Bankey Om Complex, Mauza Sikandra, Bahisstabad, Agra, Uttar Pradesh – 282001 is Bounded As Under:- On And Towards East By:- Property Of Mrs. Rama Gupta, On And Towards West By:- Property Of Others , On And Towards North By:- 30 Feet Wide Road, On And Towards South By:- Part Office Of No. 4 Puneet Kumar Agrawal. In The Name Of Rajeev Agrawal And Situated Within The Registration District Of Jaipur, Rajasthan

Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	2 hours before the 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 –TRUST-2025 -008, Account Number 57500001631544, RTGS/NEFT IFSC : HDFC0000542, Branch:- KAMALAMILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI 400013		
Name of Contact person & number	Simranjeet Singh – 7087038835 (simranjeet@arcil.co.in) Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in)		

Terms and Conditions:

1. 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.
2. The Authorized Officer ("AO")/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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: Jaipur, Date: 16-06-2026

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