



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.

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").

Name of the Borrower / Co-Borrower / Guarantor(s) / Mortgagor(s)	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated on 22/06/2023	Possession Type and Date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1. Starkenn Sports Private Limited 2. Pravin Patel 3. Pallavi Patel	20700041660 Piramal Capital and Housing Finance (PCHFL)	Arcil - 2025 - 008 Trust	Rs. 6,52,51,524.57/- as on 29/10/2025 along with future interest at the contractual rate on the aforesaid amount with effect from 29/10/2025 together with incidental expenses, cost, charges etc.	Physical possession on 27-05-2026	07/08/2026 Between 03:00 am to 04:00 pm	Total Carpet Area 1480 Sq. Ft	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand Only)	Rs. 1,65,00,000/- (Rupees One Crore Sixty-Five Lakh Only)	01-09-2026 at 4:30 pm

Description of the Secured Asset being auctioned: Property owned by: Starkenn Sports Private Limited, Pravin Patel, Pallavi Patel (I) 1) ALL THAT piece and parcel of Flat No 1301 admeasuring 776.924 sq ft carpet area 13th Floor, G N Tower, Plot No. 09, Sector 13, Opp To Kalash Udyan, situated at Village Kopar Khairane, Navi Mumbai, Thane, Maharashtra Pin code 400709 along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub. Registrar 2) All That piece and parcel of Flat No. 1302 admeasuring 775.955 sq ft carpet area 13th Floor, G N Tower, Plot No 09, Sector 13, Opp To Kalash Udyan, situated at Village Kopar Khairane, Navi Mumbai, Thane, Maharashtra Pin code 400709 owned by STARKENN SPORTS PVT. LTD along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub-Registrar.

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
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 - 2025 - 008 Trust	Payable at Mumbai	
RTGS details	Account No.: 57500000730812, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel - 400013		
Name of Contact Person & Number:	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Swapnil Agate - 9833252534 (swapnil.agate@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/off or post-pones 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: Mumbai
Date: 25.07.2026

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

**ASSET RECONSTRUCTION COMPANY (INDIA) LTD.,**The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.CIN No.: U65999MH2002PLC134884 • Website: www.arcil.co.in**CORRIGENDUM**

This Corrigendum is issued to Public Notice For Sale Through Online E Auction dated 25-07-2026 published in The Free Press Journal English & Nav Shakti Marathi editions in Mumbai.

The said Auction notice pertaining to Borrower/Co-Borrower Starkenn Sports Private Limited, Pravin Patel & Pallavi Patel.

In the said Public Notice For Sale Through Online E Auction please note following to be read correctly as below:

Possession Type and Date	FOR	Physical possession on 27-05-2026
	READ	Symbolic possession on 27-05-2026
Encumbrances/ Dues known to ARCIL	FOR	Nil
	READ	Builder Dues of Rs. 1,42,05,580/- for Flat No. 1301 Builder Dues of Rs. 1,42,05,580/- for Flat No. 1302

All other details mentioned in the said Public Notice For Sale Through Online E Auction published on 25-07-2026 remain unchanged.

SD/-

Date: 30.07.2026

Authorized Officer

Place: Mumbai

Asset Reconstruction Company (India) Ltd.