

**Asset Reconstruction Company (India) Ltd. (Arcil)**

Acting in its capacity as Trustee of various Arcil Trusts

Arcil office : The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.

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").

Name of the Borrower / Co - Borrowers / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 22.02.2022, 18.07.2022 & 07.10.2022, 18.05.2022 & 07.11.2022 respectively	Possession Type and Date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower : 1. AMIT JAISWAL @ AMIT BAKELAL JAISWAL 2. KIRAN AMIT JAISWAL	Loan Account No. HHLTHN00454499 Sammaan Capital Limited ("SCL") (Formerly known as Indiabulls Housing Finance Ltd.)	Arcil - Trust - 2025 - 015	Rs. 18,00,007.56 (Rupees Eighteen Lakh Seven and Paise Fifty Six only) as on 08.02.2022 + further Interest thereon + Legal Expenses	Physical possession on 26.10.2024	Will be arranged on request	Free Hold - 32.57 Sq. Mts. (Carpet Area)	Rs. 1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred only)	Rs. 11,75,000/- (Rupees Eleven Lakh Seventy Five Thousand only)	On 26.06.2026 at 12:15 P.M.

Description of the Secured Asset being auctioned :
FLAT NO. - 105, ADMEASURING 32.57 SQ. MTS. (CARPET AREA) OR 351 SQ. FT. AT THE FIRST FLOOR OF 'B' - WING, IN BUILDING NO. - 1 AT DHRUV RESIDENCY - NX, SITUATED ON S. NO. 151/17B, OF VILLAGE PASHANE IN TAL. KARJAT, HISSA NO. 17/B, AREA 0-39-0 (H - R - P), ASSESSMENT 0-45 (RS = PS), SITUATED AT VILLAGE PASHANE, TALUKA KARJAT, DISTRICT RAIGAD, RAIGAD - 421503, MAHARASHTRA.

Borrower : 1. RATANLAL DAMODAR CHAURASIA 2. ROOPLAXMI RATANLAL CHAURASIA	Loan Account Nos. HHLVSH00445320 and HHEVSH00456043 Sammaan Capital Limited ("SCL") (Formerly known as Indiabulls Housing Finance Ltd.)	Arcil - Trust - 2025 - 015	Rs. 20,15,787.82/- (Rupees Twenty Lakh Fifteen Thousand Seven Hundred Eighty Seven and Paise Eighty Two only) as on 18.07.2022 + further Interest thereon + Legal Expenses and Rs. 2,55,752.37/- (Rupees Two Lakh Fifty Five Thousand Seven Hundred Fifty Two and Paise Thirty Seven only) as on 26.09.2022 + further Interest thereon + Legal Expenses	Physical possession on 25.10.2024	Will be arranged on request	Free Hold - 27.990 SQ. MTRS.	Rs. 1,05,000/- (Rupees One Lakh Five Thousand only)	Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand only)	On 26.06.2026 at 06:00 P.M.
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Description of the Secured Asset being auctioned :
FLAT NO. 304 HAVING CARPET AREA 27.990 SQUARE METERS, C. B. AREA - 1.485 SQUARE METERS & TERRACE AREA 3.656 SQUARE METERS ON 3RD FLOOR, 'F' WING IN THE BUILDING KNOWN AS "LAXMI CASTELLO" BEARING SURVEY NO. 63/3, 63/4, 63/5 SITUATED IN VILLAGE BOPELE, TALUKA - KARJAT, DISTRICT RAIGAD - 410101, MAHARASHTRA.

Borrower : 1. RATANLAL DAMODAR CHAURASIA 2. ROOPLAXMI RATANLAL CHAURASIA	Loan Account Nos. HHLVSH00445340 and HHEVSH00456027 Sammaan Capital Limited ("SCL") (Formerly known as Indiabulls Housing Finance Ltd.)	Arcil - Trust - 2025 - 015	Rs. 19,50,755.55/- (Rupees Nineteen Lakh Fifty Thousand Seven Hundred Fifty Five and Paise Fifty Five only) as on 13.05.2022 + further Interest thereon + Legal Expenses and Rs. 2,38,873.29/- (Rupees Two Lakh Thirty Eight Thousand Eight Hundred Seventy Three and Paise Twenty Nine only) as on 07.11.2022 + further Interest thereon + Legal Expenses	Physical possession on 25.10.2024	Will be arranged on request	Free Hold - 28.095 SQ. MTRS.	Rs. 1,05,000/- (Rupees One Lakh Five Thousand only)	Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand only)	On 26.06.2026 at 05:15 P.M.
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Description of the Secured Asset being auctioned :
ALL THAT PIECE AND PARCEL OF LAND BEING FLAT NO. 305, ON THE 3RD FLOOR, IN WING F, ADMEASURING AREA OF 28.095 SQ. MTRS., CARPET C. B. AREA - 1.260 SQ. MTRS., & TERRACE AREA 3.656 SQ. MTRS., IN THE BUILDING NAMED AS "LAXMI CASTELLO", SITUATED IN SURVEY NO. 63/3, 63/4, 63/5 AT VILLAGE BHOPELE, TALUKA KARJAT NERAL, DISTRICT RAIGAD - 410101, MAHARASHTRA.

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 - TRUST - 2025-015	Payable at par	
RTGS details	ARCIL - TRUST - 2025-015, Trust Account No. - 57500001702225, HDFC Bank Limited, Branch : Kamla Mill, Mumbai, IFSC Code : HDFC0000542.		
Name of Contact person & number	Santosh Khopade - 0124-6910910; +91 70654 51024 (auctionhelpline@sammaancapital.com).		

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 : RAIGAD
Date : 02.06.2026Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.