



# 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  
 Branch: Office No.704, 7th floor, Neptune Uptown.N.S.Road, Opp.Post Office, Mulund-W-400080  
 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-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated :22.06.2021	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD) & Last Date for submission of Bid	Reserve Price	Date & Time of E-Auction
Mr/Mrs ASHU ASIJA (Borrower)  Mr/Mrs MANJU ASIJA (Co-Borrowers 1)	SEMKTSR 0251171 Equitas Small Fianance Bank	Arcil-Retail Loan Portfolio-092-A-Trust ("Arcil")	Rs. 9,50,068/- (Rupees Nine Lakhs Fifty Thousand Sixty Eight Only) as on 04.06.2021 + further Interest calculated thereon from 05.06.2021 Legal Expenses	Physical Possession on 15.06.2023	Will be arranged on request	House/ 450 sft / Free hold	Rs.74,500/- (Rupees Seventy Four Thousand Five Hundred Only) Same day 2 hours before Auction 20-04-2026 On or before 03:30 PM Bid Increment: As mentioned in the BID document.	Rs.7,45,000/- (Rupees Seven Lakhs Forty Five Thousand Only)	20-04-2026 05:30 PM

### Description of the Secured Asset being auctioned:

#### Property Owned by: ASHU ASIJA

All that pieces and parcels of non-agriculture property being measuring 50 sq yds bearing Property No B-2 situated in Bhiri Street, Kashmiri Mohalla, within Municipal Limits Kotkapura, with all present and future super structure thereon (North by)- Ram Krishan (South by)- Mulakh Raj (East by)- Street 4' 0" (West by)- Bakshi Ram

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 Amt	As mentioned in the Bid Document
Demand Draft	Arcil-Retail Loan Portfolio-092-A-Trust("Arcil") Payable at : At per
RTGS details	"Arcil-Retail Loan Portfolio-092-A-Trust", Trust Account: _ HDFC BANK Bank Limited, Branch: Mumbai - Kamala Mills, Mumbai, IFSC Code: _HDFC0000542, Current Account No. 57500001362761.
Name of Contact person & number	Monica Rudra: 9819802284, Sanjay Kumar: 8847624015, Shadab: 9910453434.

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated :19.06.2021	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD) & Last Date for submission of Bid	Reserve Price	Date & Time of E-Auction
Mr/Mrs GURDEEP SINGH (Borrower)  Mr/Mrs B. DES RAJ (Co-Borrowers 1)  Mr/Mrs D. SEEBO (Co-Borrowers 2)	SEJNDAR 0238557 Equitas Small Fianance Bank	Arcil-Retail Loan Portfolio-092-A-Trust ("Arcil")	Rs 6,35,109/- (Rupees Six Lakhs Thirty Five Thousand One Hundred Nine Only) as on 04.06.2021 + further Interest calculated thereon from 05.06.2021 Legal Expenses	Physical Possession on 03.07.2024	Will be arranged on request	House/ 1088 sft / Free hold	Rs.72,900/- (Rupees Seventy Two Thousand Nine Hundred Only) Same day 2 hours before Auction 13-05-2026 On or before 02:00 PM Bid Increment: As mentioned in the BID document.	Rs.7,29,000/- (Rupees Seven Lakhs Twenty Nine Thousand Only)	13-05-2026 04:00 PM

### Description of the Secured Asset being auctioned:

#### Property Owned by: GURDEEP SINGH

All that pieces and parcels of non-agriculture property being Residential Proposed mortgage on One House measuring 4 Marla (272 Sq.Ft Per Marla) Total 1088 Sq.Ft. Bearing Hadbast No. 402, Khewal/Khatoni No. 64/60, 75 Comprised in Khasra No. 78 Property Situated At Village Basti Ibrahim Khan Jalandhar City Distt District Jalandhar, With all present and future superstructure thereon (North by)- Street (South by)- Gokal Ram & Oth. (East by)- Street (West by)- Amrik Slingh

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 Amt	As mentioned in the Bid Document
Demand Draft	Arcil-Retail Loan Portfolio-092-A-Trust("Arcil") Payable at : At per
RTGS details	"Arcil-Retail Loan Portfolio-092-A-Trust", Trust Account: _ HDFC BANK Bank Limited, Branch: Mumbai - Kamala Mills, Mumbai, IFSC Code: _HDFC0000542, Current Account No. 57500001362761.
Name of Contact person & number	Monica Rudra: 9819802284, Sanjay Kumar: 8847624015, Shadab: 9910453434

### 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: Punjab  
 Date:

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