

		Asset Reconstruction Company (India) Ltd. (Arcil) CIN-U65999MH2002PLC134884 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/ ;																					
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").																							
<table border="1"> <thead> <tr> <th>Name of the Borrower / Co-Borrower/s</th> <th>LAN No. & Selling Bank</th> <th>Trust Name</th> <th>Outstanding amount as per SARFAESI Notice dated 01-02-2023</th> <th>Possession type and date</th> <th>Date of inspection</th> <th>Type of Property and Area</th> <th>Earnest Money Deposit (EMD)</th> <th>Reserve Price</th> <th>Date & Time of E-Auction</th> </tr> </thead> <tbody> <tr> <td>Borrower: Ravikant Rakesh Purohit Co-Borrower: Shalini Devi Rakesh Purohit Guarantor: Miteshkumar Rakesh Purohit</td> <td>PU90PULONS0000050 02457 Manappuram Home Finance Limited (MHFL)</td> <td>ARCIL-Retail Loan Portfolio-087-A-TRUST</td> <td>10,74,143/- as on 31-01-2023 + further interest thereon + Legal Expenses.</td> <td>Physical on 05-09-2024</td> <td>Will be arranged on request</td> <td>Residential Property Area admeasuring 460 sq. Ft.</td> <td>Rs. 71,000/- (Rupees Seventy One Thousand only)</td> <td>Rs. 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only)</td> <td>On 29-07-2026 At 4:00 PM</td> </tr> </tbody> </table>	Name of the Borrower / Co-Borrower/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 01-02-2023	Possession type and date	Date of inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction	Borrower: Ravikant Rakesh Purohit Co-Borrower: Shalini Devi Rakesh Purohit Guarantor: Miteshkumar Rakesh Purohit	PU90PULONS0000050 02457 Manappuram Home Finance Limited (MHFL)	ARCIL-Retail Loan Portfolio-087-A-TRUST	10,74,143/- as on 31-01-2023 + further interest thereon + Legal Expenses.	Physical on 05-09-2024	Will be arranged on request	Residential Property Area admeasuring 460 sq. Ft.	Rs. 71,000/- (Rupees Seventy One Thousand only)	Rs. 7,10,000/- (Rupees Seven Lakhs Ten Thousand Only)	On 29-07-2026 At 4:00 PM	Description of the Secured Asset being auctioned: Property owned by Ravikant Rakesh Purohit & Shalini Devi Rakesh Purohit: Flat No. 304, admeasuring 460 sq. ft. Built up, on the Third Floor, building no. 1, Known as "Sai Astha". Constructed on the NA land bearing survey no. 232, Hissa no. 11, lying being and situated at village Dongare, Taluka Vasai, District Palghar, Maharashtra, 401303 Boundaries East-Lobby West- Open to sky North-Open to sky South-Flat no-303		
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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-Retail Loan Portfolio-087-A-TRUST		Payable at Par																					
RTGS details ARCIL-Retail Loan Portfolio-087-A-TRUST, Trust Account No: 57500001224262, HDFC Bank Limited, Branch: Kamla Mill, Mumbai, IFSC Code: HDFC0000542																							
Name of Contact person & number PATIL JAYRAM MUKUND-8097152422(sm1accounts@manappuramhomefin.com)																							
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 Authorised 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-poned 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 laws.																							
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: VIRAR Date: 09-06-2026		Sd/- Authorized Officer, Asset Reconstruction Company (India) Ltd.																					