

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

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 Address:** -A-409, ATMA House Near Fadia Chambers (Times of India), Opp La Gajjar (Old RBI Building), Ashram Road, Ahmedabad - 380 009, Gujarat. **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").

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	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Baby Balram Dubey / Balaram Hridayanand Dubey	LAN:HM/0190 /H/18/100332 /Grihum Housing Finance Limited (GHFL)	Arcil-2024C-005 -Trust	Rs. 5,07,214.90/-on 25-08-2022 Further Interest Thereon + Legal Expenses Demand Notice 25-08-2022	Physical on 11-01-2023	03-03-2026	Flat - BUA:324 Sq. Ft.	Registered	Rs.51,000/-	Rs. 5,10,000/-	18.03.2026 11:30AM

Description of the Secured Asset being auctioned: R S NO. 34, 35, BLOCK NO. 97/2, FLAT NO. 310, SUDARSHAN RESIDENCY, LABDHI BUNGLOWS, CONSTRUCTED ON LAND SITUATED AT MOJE SANKI, TAL PALSANA, DIST SURAT PIN 394315

Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -005 - TRUST	Payable at : Par	
RTGS details	Account No.:57500001418351 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013		
Name of Contact person & number	Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in)., Ankit Barot-9033099456 (ankit.barot@arcil.co.in)		

2.	Gohil Anitaben Savjibhai / Gohil Alpesh Savjibhai / Savjibhai Gohil	LAN: 'H/0190/ H/18/100134/ Grihum Housing Finance Limited (GHFL)	Arcil-2024C- 005 -Trust	Rs. 857255.32/-on 22- 06-2022 Further Interest Thereon + Legal Expenses Demand Notice 22-06-2022	Physical on 19-06-2023	03-03-2026	Flat - SBUA:552 Sq. Ft.	Registered	Rs.56,500/-	Rs. 5,65,000/-	18.03.2026 01:00PM
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Description of the Secured Asset being auctioned: R.S. NO. 214, BLOCK NO. 214, FLAT NO. A-301, RADHE PALACE, BUILDING NO. A, 3RD FLOOR PLOT NO. 34 TO 36, CONSTRUCTED ON LAND SITUATED AT MOJE KAMREJ, DIST SURAT PIN 394180

Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -005 - TRUST	Payable at : Par	
RTGS details	Account No.-57500001418351 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL - 400013		
Name of Contact person & number	Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

3.	Sonu Singh / Roochi Singh	LAN:HF/0190/ H/20/100241 / Griham Housing Finance Limited (GHFL)	Arcil-2024C- 005 -Trust	Rs. 15,47,994.76/-on 23-02-2023 Further Interest Thereon + Legal Expenses Demand Notice 08-02-2023	Physical on 20-07-2023	03-03-2026	House - Land Area: 480 Sq. Ft. BUA: 360 Sq. Ft.	Registered	Rs.1,33,000/-	Rs. 13,30,000/-	18.03.2026 02:30PM
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Description of the Secured Asset being auctioned: R S NO 111, BLOCK NO 119, PLOT NO 89, PARIWAR RESIDENCY NANSAD, KAMREJ, SURAT PIN 394180	
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Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -005 - TRUST	Payable at :	Par
RTGS details	Account No.:57500001418351 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013		
Name of Contact person & number	Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

4.	Sheetla Prasad Modanwal / Deepak Kumar Modanwal / Meera	LAN:HM/0190 /H/18/100221 / Grihum Housing Finance Limited (GHFL)	Arcil-2024C-005 -Trust	Rs. 9,82,171.21/-on 10-03-2023 Further Interest Thereon + Legal Expenses Demand Notice 10-03-2023	Physical on 08-09-2023	03-03-2026	House - Land Area: 433 Sq. Ft., BUA: 260 Sq. Ft..	Registered	Rs.80,000/-	Rs. 8,00,000/-	18.03.2026 05:45PM
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Description of the Secured Asset being auctioned: R S NO. 182, BLOCK NO. 223, PLOT NO. 170, JOLWARESIDENCY, CONSTRUCTED ON LAND SITUATED AT MOJE JOLVA, TAL PALSANA, DIST SURAT PIN 394305	
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Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -005 - TRUST	Payable at : Par	
RTGS details	Account No.:57500001418351 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013		
Name of Contact person & number	Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

5.	Sama Devi	LAN:HM/0190/H/18/100564 / Grihum Housing Finance Limited (GHFL)	Arcil-2024C-005 -Trust	Rs.1359624.19/-on 17-04-2023 Further Interest Thereon + Legal Expenses Demand Notice 17-04-2023	Physical on 20-01-2023	03-03-2026	House - Land Area: 480 Sq. Ft., BUA: 408 Sq. Ft.	Registered	Rs.1,02,500/-	Rs. 10,25,000/-	18.03.2026 01:30PM
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Description of the Secured Asset being auctioned: R S NO. 48, BLOCK NO. 80, PLOT NO. 40, SWARG WEEKEND HOME, CONSTRUCTED ON LAND SITUATED AT MOJE KARELI, TAL PALSANA, DIST SURAT PIN 394315

Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -005 - TRUST	Payable at :	Par
RTGS details	Account No.:57500001418351 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL - 400013		
Name of Contact person & number	Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

6.	Godhani Narendrabhai Dhirubhai / Godhani Manjulaben Dhirubhai / Godhani Dhirubhai	LAN:HM/0190/ H/18/101007 / Grihum Housing Finance Limited (GHFL)	Arcil-2024C- 005 -Trust	Rs.13,58,936.03/-on 07-10-2023 Further Interest Thereon + Legal Expenses Demand Notice 07-10-2023	Physical on 08-09-2023	03-03-2026	Shop - SBUA: 378 Sq. Ft	Registered	Rs.1,29,000/-	Rs. 12,90,000/-	18.03.2026 12:30PM
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Description of the Secured Asset being auctioned: R.S NO 384/2, BLOCK NO 373, PAIKEE PLOT NUMBER 75 TO 94, SHOP NO A6 3STONE THE BUISNESS HUB, GR FLOOR, CONSTRUCTED ON LAND SITUATED AT MOJE KAMREJ, DIST SURAT PIN 394180

Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -005 - TRUST	Payable at :	Par
RTGS details	Account No.:57500001418351 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013		
Name of Contact person & number	Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

7.	Godhani Narendrabhai Dhirubhai / Godhani Manjulaben Dhirubhai / Godhani Dhirubhai	LAN:HM/0190/H/18/101007 / Grihum Housing Finance Limited (GHFL)	Arcil-2024C-005 -Trust	Rs.13,58,936.03 /-on 07-10-2023 Further Interest Thereon + Legal Expenses Demand Notice 07-10-2023	Physical on 23.12.2023	03-03-2026	Shop - SBUA: 378 Sq. Ft	Registered	Rs.1,29,000/-	Rs. 12,90,000/-	18.03.2026 12:30PM
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Description of the Secured Asset being auctioned: R.S NO 384/2, BLOCK NO 373, PAIKEE PLOT NUMBER 75 TO 94, SHOP NO A6 3STONE THE BUISNESS HUB, GR FLOOR, CONSTRUCTED ON LAND SITUATED AT MOJE KAMREJ, DIST SURAT PIN 394180

Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for submission of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -005 - TRUST	Payable at : Par	
RTGS details	Account No.:57500001418351 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL - 400013		
Name of Contact person & number	Piyush Gupta – 96876 57072 (piyush.gupta@arcil.co.in)., Ankit Barot - 9033099456 (ankit.barot@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 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-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, mortgage fee in case of unregistered mortgage, 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/ Mortgagees, 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: Gujarat
Date: 02-02-2026

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