

**Asset Reconstruction Company(India) Ltd. (Arcil) CIN-U65999MH2002PLC134884 | Website: <https://auction.arcil.co.in>****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 :** Unit No:211 & 212, 2nd Floor, Plot No 28/2, Zenith Complex, K. M. Gandhi Path, Shivaji Nagar Pune : 411005.**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").

Sr. No	Name of the Borrower / Co-Borrowers/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	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	Mr. Popat Bhausaheb Falke ("Borrower") and Mrs. Gauri Popat Falke (Co-Borrower)	20006130002831 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs 13,42,147.38/- (Rs. Thirteen Lakh Forty-Two Thousand One Hundred Forty-Seven & Thirty-Eight Paise Only) as per notice dated 30/09/2024	Physical Possession on 24-12-2025	Will be arranged on request	Freehold / Flat Builtup Area 368 sq ft	Rs. 1,25,200/- (Rupees One Lakh Twenty Five Thousand Two Hundred only)	Rs. 12,52,000/- (Rupees Twelve Lakhs Fifty-Two Thousand only)	On 27-03-2026 at 05:30 PM

Description of the Secured Asset being auctioned: **PROPERTY OWNED BY MR. POPAT BHAUSAHEB FALKE (BORROWER)**, All that piece and parcel of the immovable property bearing Flat No. 06, In Sanskruti Residency Constructed On Plot No. 5+6+7/1 Having Its Area Of 364.67 Sq. Mtrs. Out Of Land Bearing S. No. 153b/4a/1 Situated At Darewadi & Within The Local Limits Of Grampanchayat Darewadi & Zilha Parishad Ahmednagar (total Admeasuring Area: Flat: - Built-up Area Of 38.43 Sq. Mtrs. & Uncounted Area Of 9.60 Sq. Mtrs. Thus, Having Its Total Area Of 48.03 Sq. Mtrs

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: 5,000/-	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil - 2024C - 003-Trust	Payable at :	Pune
RTGS details	Account No : 57500001411165, Bank Name : HDFC Bank, IFSC : HDFC0000542, Branch Name: Kamala Mills Compound, Senapati Bapat Marg, Lower Parel Mumbai.		
Name of Contact person & number	Mahesh Bangera : 9004173256, Pritam Sawarkar : 9529310785, Amit Hate : 7066009350, Vijay Shinde : 9765408509, Suresh Nanaware : 7020291637		

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 : Ahmednagar

Date : 23.02.2026

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