



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) / Mortgagee (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-Borrower/s/Guarantor/s/ Mortgagee/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 | Borrower: Mr. Shambhunath Adkuji Khobragade And Mrs. Megha Shambhunath Khobragade (Co-Borrower) | 20005040003224 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 16,23,793.03/- (Rupees Sixteen Lakhs Twenty- Three Thousand Seven Hundred Ninety- Three & Three Paise only) as per notice dated 10-01-2024. | Physical possession on 12/01/2023 | Will be arranged on request | Freehold / Built area - 71.17 sqm 766 Sq. Ft. | Rs. 2,41,500/- (Two Lakh Forty- One Thousand Five Hundred) | Rs. 24,15,000/- (Rupees Twenty-Four Lakhs Fifteen Thousand only) | On 20-03-2026 At 12:00 Noon |

Description of the Secured Asset being auctioned: **Property Owned By Mr. Shambhunath Adkuji Khobragade And Mrs. Megha Shambhunath Khobragade**, All That Piece And Parcel Of Immovable Property Flat No. T-1 Josa Residency Li, Citi Survey No. 6692 Plot No-79/1 Sheet No. 51 Mouza Bhanapeth Tah And Dist Chandrapur. (ADMEASURING : Built area - 71.17 sqm 766 Sq. Ft.)

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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: 5000/- | As mentioned in the BID document |
| Demand Draft to be made in name of: | Arcil - 2024C - 003-Trust ("Arcil") Payable at : Pune | | |
| RTGS details | Account No : 57500000020597, 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, Amit Hate : 7066009350, Vijay Shinde : 9765408509, Suresh Nanaware : 7020291637, Pritam Sawarkar : 9529310785 | | |

| Sr. No | Name of the Borrower / Co-Borrower/s/Guarantor/s/ Mortgagee/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 |
|--------|---|-----------------------------|---------------------------|---|-----------------------------------|-----------------------------|--|--|--|----------------------------|
| 2 | Borrower: Mr. Nikhil Narayan Gandhamwar And (Co-Borrower) Mr. Rohini Mahadev Durgam | 20005040002345 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 12,88,437.03/- (Rupees Twelve Lakhs Eighty- Eight Thousand Four Hundred & Thirty-Seven & Three Paise only) as per notice dated 27-01-2020 | Physical possession on 16/09/2025 | Will be arranged on request | (Admeasuring Area- Built Area - 71.17 Sqm 766 Sq. Ft.) | Rs. 1,10,000/- (One Lakh Ten Thousand) | Rs. 11,00,000/- (Rupees Eleven Lakhs only) | On 20-03-2026 At 12:00 PM. |

Description of the Secured Asset being auctioned: **Property Owned By Mr. Nikhil Narayan Gandhamwar And Rohini Mahadev Durgam**, All That Piece And Parcel Of Immovable Property Flat No. S-202, Dwarka Apartment 2nd Floor Survey No. 19/1 And 19/2 Plot No. 67, Mouza Khutala T. S No. 7 Tal Dist Chandrapur. (admeasuring Area- Built Area - 71.17 Sqm 766 Sq. Ft.)

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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: 5000/- | As mentioned in the BID document |
| Demand Draft to be made in name of: | Arcil - 2024C - 003-Trust ("Arcil") Payable at : Pune | | |
| RTGS details | Account No : 57500000020597 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, Amit Hate : 7066009350, Vijay Shinde : 9765408509, Suresh Nanaware : 7020291637, Pritam Sawarkar : 9529310785 | | |

| Sr. No | Name of the Borrower / Co-Borrower/s/Guarantor/s/ Mortgagee/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 |
|--------|---|--|---------------------------|--|-------------------------------------|-----------------------------|------------------------------------|--|--|----------------------------|
| 3 | Borrower: Chandulal Sawat Baghel Co-Borrower: Janbai Chandulal Baghel | 20005040003452 & 20005040003441 Bandhan Bank | Arcil - 2024C - 003-Trust | [Rs.16,76,306.37/- (Rupees Sixteen Lakhs Seventy-Six Thousand Three Hundred Six and Thirty- Seven Paise only) as on [02/08/2021] + further Interest thereon + Legal Expenses | Physical possession on [12/01/2023] | Will be arranged on request | Freehold / Built up Area 394 sq ft | RS. 1,04,000/- (Rupees One Lakh Forty Thousand Only) | Rs. 10,40,000/- (Rupees Ten Lakhs Forty Thousand only) | On 23/03/2026 At 12:45 PM. |

Description of the Secured Asset being auctioned: **Property owned by Chandulal Sawat Baghel**, All That Piece And Parcel Of Immovable Property Situated At Survey No. 18/2 Plot No. 12, Flat No. T-1 Sai Saburi Apartment, Mouza Khutala T.S. No.7 Dist Chandrapur Khutala Maharashtra-442406 And Owned By Mr. Chandulal Sawat Baghel. (Admeasuring Area- Built Area - 71.17 Sqm 766 Sq. Ft.)

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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: 5000/- | As mentioned in the BID document |
| Demand Draft to be made in name of: | Arcil - 2024C - 003-Trust ("Arcil") Payable at : Pune | | |
| RTGS details | Account No : 332700100000467, 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, Vinay Sukhdeve : 7020056089, 8380097066 | | |

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 Authorized 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-poned 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/ 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.
- 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 : Nagpur
Date : 13.02.2026

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