

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 Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of ARCIL-CPS-III-Trust ("ARCIL") (pursuant to the assignment of financial asset by L&T Finance Limited to ARCIL vide registered Assignment Agreement dated March 29, 2023), 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 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 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower	1) Xrbia Ambience Realty LLP, (2) Xrbia Developers Limited, (3) Xrbia Warai Developers Private Limited, (4) Eiffel Lifespaces Pvt. Ltd and (5) Xrbia Chakan Developers Private Limited (collectively referred as "Xrbia Group Companies") and (6) Rahul Nahar ("Xrbia Group")
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Name of the Guarantors/ Co-Borrowers/ Mortgagors	Xrbia Group availed financial facilities, guaranteed by Mr. Rahul Nahar, Mr. Vishal Nahar ("Personal Guarantors"), and the securities mortgaged and hypothecated by Xrbia Group, Karjat Golf Club Private Limited, Xrbia Hinjewadi Developers Private Limited, Xrbia North Hinjewadi Developers Private Limited, Aarini Homes Private Limited, Eden Builders Private Limited, Karjat Golf Club Private Limited and Aryaman Developers Private Limited ("Mortgagors", "Hypothecators" & "Corporate Guarantors"). The securities provided for the financial facilities of Xrbia Group are cross-collateral. Some of the Xrbia Group entities viz (1) Xrbia Developers Limited, (2) Xrbia Warai Developers Private Limited, (3) Eiffel Lifespaces Private Limited, (4) Xrbia Chakan Developers Private Limited, (5) Xrbia North Hinjewadi Developers Private Limited are under CIRP and Section 95 proceedings initiated against Mr. Rahul Nahar, Mr. Vishal Nahar as per the provisions of The Insolvency and Bankruptcy Code ("IBC") and under moratorium, as per the IBC.
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Outstanding amount as per SARFAESI Notice dated July 11, 2023	(1) Rs. 111,92,53,965/- (Rupees One hundred eleven crore ninety-two lakh fifty-three thousand nine hundred and sixty-five only) for financial facilities availed by Xrbia Ambience Realty LLP (2) Rs. 475,87,67,832/- (Rupees Four hundred seventy-five crore eighty-seven lakh sixty-seven thousand eight hundred and thirty-two only) for financial facilities availed by Xrbia Developers Limited, (3) Rs. 163,19,21,666/- (Rupees One hundred sixty-three crore nineteen lakh twenty-one thousand six hundred and sixty-six only) for financial facilities availed by Xrbia Warai Developers Private Limited, (4) Rs. 15,91,87,647/- (Rupees Fifteen crore ninety-one lakh eighty-seven thousand six hundred and forty-seven only) towards financial facilities availed by Eiffel Lifespaces Pvt. Ltd and (5) Rs. 176,61,15,502/- (Rupees One hundred seventy-six crore sixty-one lakh fifteen thousand five hundred and two only) towards financial facilities availed by Xrbia Chakan Developers Private Limited; all outstanding as of July 10, 2023 along with further interest and additional penal interest from July 11, 2023 together with expenses, other cost and charges. The total outstanding of the financial facilities in the Xrbia Group is Rs. 15,73,72,94,364/- (Rupees fifteen thousand seventy-three crore seventy-two lakh ninety-four thousand three hundred and sixty-four only) as on January 28, 2026, payable with interest, penal interest and other cost and charges.
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Possession	Asset 1 and Asset 2 (described below): ARCIL has taken physical possession of Asset 1 and Asset 2 as per provisions of SARFAESI Act, 2002 on November 18, 2025 Asset 3 (described below) ARCIL has taken physical possession of Asset 3 as per provisions of SARFAESI Act, 2002 on May 15, 2025 Asset 4 (described below): ARCIL has taken physical possession of Asset 4 as per provisions of SARFAESI Act, 2002 on May 6, 2025 and May 7, 2025
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Date of Inspection	On request
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Earnest Money Deposit (EMD)/ Reserve Price (RP)/ Bid Increment	Asset Details			
	EMD in Rupees	Reserve Price in Rupees	Bid Increment multiples in Rupees	
	28.2 crores	285 crores	50 lakhs	
	10.10 crores	101 crores	50 lakhs	
	5.04 crores	50.43 crores	30 lakhs	

The Earnest Money has to be deposited by way of RTGS favoring "Asset Reconstruction Company (India) Ltd.", Current Account: 0291230000561, HDFC Bank Limited, Branch: Kamala Mills compound branch, Senapati Bapat Marg, Lower Parel, Mumbai-400013, IFSC Code: HDFC000291

Last Date for submission of Bid & EMD	Monday March 23, 2026, 5:00 p.m. at Asset Reconstruction Company (India) Ltd., 10 th floor, The Ruby, 29, Senapati Bapat Marg, Dadar (W), Mumbai - 400028
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Date & Time of E-Auction	Wednesday March 25, 2026, 10:00 a.m.
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Link for Tender documents	https://www.arcil.co.in/business/properties
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Pending Litigations known to ARCIL	Asset 1: (i) CP (IB) No. 770 of 2024 filed by Eiffel Shelters Private Limited against Karjat Golf Club Pvt. Ltd. and pending before NCLT-II, Mumbai. (ii) CP (IB) No. 316 of 2025 filed by Golden Years Properties Private Limited against Karjat Golf Club Pvt. Ltd. and pending before NCLT-IV, Mumbai (iii) Commercial Suit No.308 of 2022 filed by Silvex Realty Pvt. Ltd against Karjat Golf Club Pvt. Ltd. before High Court, Mumbai Asset 3 and Asset 4: Case No. C.P. (IB) 443/2024 filed by Tricon Buildtech Pvt Ltd V/s. Xrbia Ambiance Realty LLP, pending before NCLT, Mumbai
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Encumbrances/Dues known to ARCIL	Not in the knowledge of Arcil unless expressly mentioned in this notice
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Description of the Secured Asset being auctioned.

Asset 1:
 All that piece and parcel of Non-agriculture land more particularly described in table hereunder, being situated at Village Borivali, Kasele & Naldhe, Taluka Karjat, District Raigad, owned by Karjat Golf Club Private Limited.

Village	Survey No.	Area in Ares	Village	Survey No.	Area in Ares	Village	Survey No.	Area in Ares
Village Borivali, Karjat	36/1	64	Village Borivali, Karjat	20/15	89	Village Borivali, Karjat	49/18	48
Village Borivali, Karjat	36/3	77	Village Borivali, Karjat	20/12	24	Village Kasele, Karjat	49/4	60
Village Borivali, Karjat	36/4	20	Village Borivali, Karjat	26/6	212	Village Kasele, Karjat	53/1	287
Village Borivali, Karjat	36/6	17	Village Borivali, Karjat	26/7	376	Village Kasele, Karjat	53/2	178
Village Borivali, Karjat	36/13	42	Village Borivali, Karjat	26/9	63	Village Kasele, Karjat	53/4	203
Village Borivali, Karjat	36/14	28	Village Borivali, Karjat	27/1	61	Village Kasele, Karjat	54/1	9
Village Borivali, Karjat	36/15	90	Village Borivali, Karjat	27/2	101	Village Kasele, Karjat	54/2	289
Village Borivali, Karjat	36/2	11	Village Borivali, Karjat	27/6A	377	Village Kasele, Karjat	54/6	46
Village Borivali, Karjat	36/16	136	Village Borivali, Karjat	31/6	22	Village Kasele, Karjat	54/14	111
Village Borivali, Karjat	36/17	52	Village Borivali, Karjat	26/2	66	Village Kasele, Karjat	54/15	47
Village Borivali, Karjat	36/19	219	Village Borivali, Karjat	26/3	331	Village Naldhe, Karjat	56/4 (2+4+5B)	294
Village Borivali, Karjat	36/21	28	Village Borivali, Karjat	20/4	107	Village Naldhe, Karjat	56/5	323
Village Borivali, Karjat	25/4	111	Village Borivali, Karjat	20/7	19	Village Naldhe, Karjat	56/8	217
Village Borivali, Karjat	25/5	111	Village Borivali, Karjat	20/14	34	Village Naldhe, Karjat	57/2A	275
Village Borivali, Karjat	25/6	210	Village Borivali, Karjat	20/19	22	Village Naldhe, Karjat	72(3+4)	201
Village Borivali, Karjat	25/8A	80	Village Borivali, Karjat	27/8	45	Village Naldhe, Karjat	72/5	80
Village Borivali, Karjat	25/8B	109	Village Borivali, Karjat	27/9	80	Village Naldhe, Karjat	73/3	150
Village Borivali, Karjat	37/7A+9	205	Village Borivali, Karjat	37/7B	47	Village Naldhe, Karjat	73/5	88
Village Borivali, Karjat	30/1	81.7	Village Borivali, Karjat	37/7C	23	Village Naldhe, Karjat	73/6 (6+7A+7C)	196
Village Borivali, Karjat	30/2	2	Village Borivali, Karjat	48/1	96.2	Village Naldhe, Karjat	37/10	229
Village Borivali, Karjat	30/3	49.1	Village Borivali, Karjat	49/3B/1	35	Village Naldhe, Karjat	56/2	108
Village Borivali, Karjat	30/4	6.8	Village Borivali, Karjat	49/12	58			
Village Borivali, Karjat	31/5	111	Village Borivali, Karjat	49/13	52			

Total : 7,639.8 Ares (188.76 acres) - Status : Non Agricultural Land

Asset 2

Mortgage Property owned by Aarini Homes Pvt. Ltd., and Eden Builders Pvt. Ltd.

All that piece and parcel of unencumbered, unreserved, freehold land admeasuring 3098.60 Ares (76.57 Acres) as described in the below mentioned table and bearing survey nos. as mentioned in the table hereinbelow and situated at Village Avsare and Warai (Waredi), Taluka Karjat, District Raigad, Maharashtra.

Village	Owner	S./Gat No.	Area (Ares)	Village	Owner	S./Gat No.	Area (Ares)	Village	Owner	S./Gat No
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