



# 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) / 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").

SL. 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/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Yug Creation / Kundanben Sakhiya / Sanjaybhai C Sakhiya	LAN: 12770863 IDFC First Bank Limited	Arcil-Trust-2025C-008	Rs. 1,26,53,345.85/- as on 26-09-2019	Physical on 02-12-2020	20-04-2026	Plot Land : 30,865 Sq Ft	Registered	Rs. 7,87,500/-	Rs. 78,75,000/-	07.05.2026 05:00 PM

Description of the Secured Asset being auctioned: PLOT NO. 1-A, 4-A, 5-A, 6-A, 21-B, 22-B, 34-B, 76-A, 77-A, GREEN GARDEN NR. AGASI MATAJI TEMPLE, CHHARWAD

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/Arcil-Trust-2025C-008	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001537303 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

2.	Bandhiya Jayesh Bhai / Bandhiya Poonamben Jayeshkumar	LAN: HL0058910000 0005004186 Grihum Housing Finance Limited	Arcil-Trust-2025C-009	Rs. 14,63,331/- as on 09-02-2024	Physical on 19-04-2024	20-04-2026	FLAT : BUA : 360 Sq Ft	Registered	Rs. 86,000/-	Rs. 8,60,000/-	07.05.2026 05:30 PM
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Description of the Secured Asset being auctioned: Immoveable property admeasuring about Flat No. 302, 3rd Floor, Tapi Darshan, Brahmin Street, Near Amroli Subpost Office, Taluka Chorasi, District Surat 394107

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-Trust-2025C-009	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

3.	Yograj Dhanraj Patil / Hemraj Dhanraj Patil	LAN:2000314 0003679 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 9,00,000 /- as on 06-09-2022	Physical on 08-10-2023	20-04-2026	House Land : 432 Sq FT BUA : 255 Sq Ft	Registered	Rs. 64,000/-	Rs. 6,40,000/-	11.05.2026 12:00 PM
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Description of the Secured Asset being auctioned: Immoveable property admeasuring Plot No. 116, Aradhana Platinum Vibhag-2, Opp. Tulsi Paper Mill, Kareli Mota Road, Taluka Bardoli, District Surat 394345

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 - 003-Trust	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

4.	Hareepakash Anantswaroop Nishad / Mayadevi Hareepakash Nishad	LAN:20003110 004658 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 8,13,679/- as on 02-07-2021	Physical 25-03-2023	20-04-2026	House Land : 488 Sq FT BUA : 233 Sq Ft	Registered	Rs. 58,500/-	Rs. 5,85,000/-	11.05.2026 12:30 PM
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Description of the Secured Asset being auctioned: Immoveable property admeasuring about Plot No. 52, Siddhi Residency, Near Sunrise Textile Park, Sayan Kim Road, Moje Kareli, Taluka Olpad, District Surat 394130

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 - 003-Trust	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

5.	Munjani Hareeshbhai Bhanubhai / Ritaben Hareeshbhai Munjani	LAN:HF0190H2 0100326 Grihum Housing Finance Limited	Arcil-Trust-2025C-009	Rs. 14,91,803.91/- as on 24-02-2024	Physical Physical on 27-07-2024	20-04-2026	FLAT BUA : 732 Sq Ft	Registered	Rs. 77,100/-	Rs. 7,71,000/-	11.05.2026 04:30 PM
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Description of the Secured Asset being auctioned: Immoveable property admeasuring about Flat No. N/504, 5th Floor, Aagam Navkar 'N', Kansad, Choryasi, District Surat 394235

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 - 009-Trust	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

6.	Pawan Bhagavanbhai Borase / Bhagvanbhai Lakadu Patil	LAN:20003130 001505 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 8,15,984.68/- as on 04-02-2023	Physical on 29-10-2023	20-04-2026	House Land : 432 Sq FT BUA : 338 Sq Ft	Registered	Rs. 62,500/-	Rs. 6,25,000/-	11.05.2026 05:00 PM
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Description of the Secured Asset being auctioned: Immoveable property admeasuring Plot No. 41/F, Block No. 439, New Block No. 491, Dream Villa, Moje Haldharu, Taluka Kamrej, District Surat 394310

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 - 003-Trust	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

7.	Harkantbhai G Mandaliya / Sagar Mandaliya/ Mahek Fashions / Ashish Harikant Mandaliya	LAN:4160HL48 198547 / 4160 HL48249584 Bajaj Finance Ltd	Arcil Retail Loan Portfolio-042-B-Trust	Rs. 28,13,588.94/- as on 22-06-2022	Physical on 07-05-2023	20-04-2026	Flat - BUA : 775	Equitable	Rs. 1,42,500/-	Rs. 14,25,000/-	11.04.2026 05:30 PM
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Description of the Secured Asset being auctioned: City Survey Ward No 10 City Survey No 407p Vardhman Apt Flat No 2 Rajkot Gujrat

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 Retail Loan Portfolio-042-B-Trust	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500000371274 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

### 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, 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.
- 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: Gujarat

Date: 08-04-2026

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