



Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of various Arcil Trusts

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.

Branch Address: 416/B, D.M.Tower, Near Janjirewale Square, New Palasia, Indore - 452001, MADHYA PRADESH 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 properties 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 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 / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 10-Dec-21	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.	Adlina Chouhan / John Earnest Raj	20008140005468 Bhandhan Bank	Arcil - 2024C - 004 - Trust	Rs 4,02,715,131/- (Rupees Four Lakh Two Thousand Seven Hundred Fifteen and Thirteen paise only) - as on 10-Dec-21 + Further interest Thereon + Legal Expenses	Physical Possession 05/06/2023	Will be arranged on request	Land - 263 sq. ft. Independent House	Registered	Rs. 36,500/- Rupees Thirty-Six Thousand Five Hundred Only	Rs. 3,65,000/- Rupees Three Lakh Sixty-Five Thousand Only	21-09-2026 02:15 PM	
Description of the Secured Asset being auctioned: All that piece and parcel of Residential Flat/Unit No. S-17 (EWS/Informal Area) situated on the Second Floor of the residential multi-storied building constructed on land bearing Survey Nos. 86/1, 86/2 and 86/5, Patwari Halka No. 19, Old & New No. 38, situated at Shankeshwar City, Village Jakhya, Tehsil Sanwer, District Indore, Madhya Pradesh. The said flat admeasures 263 Sq. Ft. (24.44 Sq. Mtrs.) Built-up Area and together with proportionate and joint rights of use and enjoyment in the common areas and facilities of the building including open spaces, staircases, passages and other common amenities along with other flat owners/occupants. The partition walls, floor and ceiling are of common/shared nature. The right of access to and egress from the said flat shall be through the common staircase and passage leading to the road in front of the building. The property is situated in a residential area and is meant for residential use only. Terrace/roof rights are not included in the said property. The building does not have lift/elevator facility. Boundaries Of The Property East: Flat/Unit No. S-16 West: Flat/Unit No. S-16 North: Open Space South: Open Space Land - 263 sq. ft. Property owned by Adlina Chouhan W/o Kamlesh Chouhan												
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known			
Last Date for submission of Bid					Same day 2 hours before Auction					Bid Increment amount:		As mentioned in the BID document
Demand Draft to be made in name of:					Arcil - 2024C - 004-Trust					Payable at : Indore / Par		
RTGS details Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Panel - 400013												
Name of Contact Person & Number: Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Shikhar Shrivastava - 7000245690 (shikhar.shrivastava@arcil.co.in).												
Sr. No.	Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 21-Oct-20	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	
2.	Adarsh Lakhani / Poonam Lakhani / Muskan Lakhani/ And all other first line legal heirs and successors in title to the property and estate of Mr. Raju Lakhani	20008180003696 Bhandhan Bank	Arcil - 2024C - 004- Trust	Rs 15,96,717,84/- (Rupees Fifteen Lakh Ninety-Six Thousand Seven Hundred Seventeen Only) - as on 20-Oct-20 + Further interest Thereon + Legal Expenses	Physical Possession 25/02/2022	Will be arranged on request	Land - 532 sq. ft. / BUA - 1000 sq. ft. Independent House	Registered	Rs. 83,600/- Rupees Eighty-Three Thousand Six Hundred Only	Rs. 8,36,000/- Rupees Eight Lakh Thirty-Six Thousand Only	22-09-2026 05:15 PM	
Description of the Secured Asset being auctioned: All that piece and parcel of property being the eastern side portion of Plot No. 69 together with the residential house constructed thereon, situated in Krishnapuri Colony, Sector-A, Village Kodariya, Gram Panchayat Kodariya, Tehsil Mhow, District Indore, Madhya Pradesh. The said plot measures 11.6 Ft. on the northern side from east to west, 15 Ft. on the southern side from east to west, and 40 Ft. from north to south, admeasuring in all 532 Sq. Ft. (49.44 Sq. Mtrs.). Residential construction consisting of Ground Floor and First Floor with RCC roof has been erected over the entire property, and on the Second Floor a tower structure admeasuring 10 Ft. x 10 Ft. i.e., 100 Sq. Ft. (9.29 Sq. Mtrs.), with RCC roof has also been constructed. The said plot and the residential house standing thereon are the absolute private property of the owner and carry full ownership rights. The property has independent ingress and egress through the colony road situated on its northern side. The property is situated in a residential area and is intended for residential use along with all rights, easements and appurtenances attached thereto. Boundaries Of The Property East: Plot No. 68 West: Remaining Portion of Plot No. 69 North: Colony Road South: Plot Nos. 70 & 71 Land - 532 sq. ft. / BUA - 1000 sq. ft. Property owned by Poonam Lakhani												
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known			
Last Date for submission of Bid					Same day 2 hours before Auction					Bid Increment amount:		As mentioned in the BID document
Demand Draft to be made in name of:					Arcil - 2024C - 004-Trust					Payable at : Indore / Par		
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Name of Contact Person & Number: Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Shikhar Shrivastava - 7000245690 (shikhar.shrivastava@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 Authorised 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, and 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: Indore
Date: 21.08.2026

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