

Arcil

Premier ARC

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: 610, Sun Square, Near Hotel Regenta Central, Off C. G. Road, Navrangpura, Ahmedabad - 380006 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) / 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-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 25-May-22	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.	Bharat Singh Meena/ Jyoti Meena / Jyoti Arth Mobarth	IL10112796 IIFL HFL	Arcil - Trust -2026C - 001	Rs. 8,85,781.00/- (Rupees Eight Lakh Eighty Five Thousand Seven Hundred Eighty One Only) - as on 09-May-22 + Further interest Thereon + Legal Expenses	Physical Possession / 11/12/2023	Will be arranged on request	1200 sq. ft. House	Registered	Rs. 1,04,800/- Rupees One Lakh Four Thousand Eight Hundred Only	Rs. 10,48,000/- Rupees Ten Lakh Forty Eight Thousand Only	07-09-2026 / 05:30 PM
Description of the Secured Asset being auctioned: All that piece and parcel of the immovable property bearing Survey No. 295/2/1, situated at Ward No. 9, Raipura, Phn. No. 60, within Municipal Limits (Andar Nagar Palika Seema), Vidisha, Madhya Pradesh - 464001, admeasuring 1200 Sq. Ft., together with all buildings and structures standing thereon and all rights, easements and appurtenances attached thereto. Boundaries of the Property: North: Land of Seller East: 17 Feet Wide Road West: Land of Seller South: Land of Seller 1200 sq. ft. Property owned by Jyoti Meena W/o Bharat Singh Meena 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 - Trust -2026C - 001 Payable at : Indore / Par RTGS details Account No.: 57500001799327, Bank Name : HDFC, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 Name of Contact Person & Number: Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 9687657072 (piyush.gupta@arcil.co.in)											
2.	Anil Sen/ Shivani Sen	IL10105608 IIFL HFL	Arcil - Trust -2026C - 001	Rs. 11,91,241.00/- (Rupees Eleven Lakh Ninety One Thousand Two Hundred Forty One Only) - as on 06-Apr-23 + Further interest Thereon + Legal Expenses	Physical Possession / 20/06/2023	Will be arranged on request	600 sq. ft. Land	Registered	Rs. 51,000/- Rupees Fifty One Thousand Only	Rs. 5,10,000/- Rupees Five Lakh Ten Thousand Only	08-09-2026 / 04:15 PM
Description of the Secured Asset being auctioned: All that piece and parcel of Property Bearing- Plot No. 14, Land area admeasuring 600 sq. ft., Situated on Pat of Khasra No. 73/2/1, Phn. 64, Ward No. 39, Teelakhedi , New Basti Sawaliya Seth Colony, Vidisha, Madhya Pradesh, India, 464001 Bounded by: North: Plot No. 13 South: Plot No. 15 Naveen Dixit East: Other House West: Road 600 Sq. Ft. Property Owned By Anil Sen 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 - Trust -2026C - 001 Payable at : Indore / Par RTGS details Account No.: 57500001799327, Bank Name : HDFC, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 Name of Contact Person & Number: Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 9687657072 (piyush.gupta@arcil.co.in)											
3.	Rohit Jain/ Kailash Kumar Jain / Jain Enterprises	DBLABHO00400732 Development Credit Bank Ltd.	Arcil-SBPS-022-IV-Trust	Rs. 1,24,37,082.15/- (Rupees One Crore Twenty Four Lakh Thirty Seven Thousand Eighty Two and Fifteen Paise Only) - as on 12-Oct-17 + Further interest Thereon + Legal Expenses	Physical Possession / 16/01/2022	Will be arranged on request	1262.60 Sq. Ft. Flat	Registered	Rs. 6,75,000/- Rupees Six Lakh Seventy Five Thousand Only	Rs. 67,50,000/- Rupees Sixty Seven Lakh Fifty Thousand Only	08-09-2026 / 02:15 PM
Description of the Secured Asset being auctioned: Office No T-1, 3D Floor, Giniraj Complex, Plot No. 45, Zone II, M P Nagar (Maharana Pratap Nagar), Ward No. 44, Tahshli - Huzur, Dist - Bhopal, 462016 Madhya Pradesh. Admeasuring area 1262.60 sq. ft. East: Plot No. 44, West: Road, North: Road, South: Road. 1262.60 Sq. Ft. Property owned by Rohit Jain 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-SBPS-022-IV-Trust Payable at : Indore / Par RTGS details Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 Name of Contact Person & Number: Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in).											

Terms and Conditions:

1. 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.

2. The Authorised Officer ("AO") ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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: Vidisha

Date: 07-08-2026

Sd/-

Authorized Officer,

Asset Reconstruction Company (India) Ltd.