



# 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-408, ATMA House Near Fadia Chambers (Times of India), Opp La Ceasar (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-Borrowers / Guarantors / Mortgagees	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.	Jogind Jangid / Bharat Govind Prasad Khatri	LAN:20003140/002792 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.16,20,302/- as on 01.08.2019	Physical on 10-05-2022	15-07-2026	Land area is 796 sq.ft. and BUA is 233 sq.ft.	Registered	Rs. 80,500/-	Rs.8,05,000/-	03.08.2026 12:00 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated At 319-65, Mahadev Villa, B/S Shiv Residency 2, Bh Talihajya Gam Nr Canal, 395305, Gujarat, Surat City.											
<b>Pending Litigations known to ARCIL:</b> Not Known <b>Encumbrances/Dues known to ARCIL:</b> Not Known											
<b>Last Date for submission of Bid:</b> Two Hours before time of E-auction <b>Bid Increment amount:</b> As mentioned in the BID document											
<b>Demand Draft to be made in name of:</b> Arcil - 2024C - 003-Trust <b>Payable at:</b> Ahmedabad / Par											
<b>RTGS details</b> Account No.-57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013											
<b>Name of Contact person &amp; number</b> Iqbal Alam - 9958195453 (Iqbal.Alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)											
2.	Hareshbhai Babubhai Kalola / Ritaben Hareshbhai Kalola	LAN:20003110/002796 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.739557.33/- as on 24.05.2021	Physical on 25-03-2023	15-07-2026	Land area is 534 sq.ft. and BUA is 327 sq.ft.	Registered	Rs.55,000/-	Rs.5,50,000/-	03.08.2026 12:30 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated At 318b-140, Irupali Residency, Sayan Sugar Road, Opp Sayan Factory, 394130, Gujarat, Olpad, Surat, Siwan, 394130											
<b>Pending Litigations known to ARCIL:</b> Not Known <b>Encumbrances/Dues known to ARCIL:</b> Not Known											
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3.	Natubhai Dhirajlal Ramani / Dipikaben Natubhai Ramani	LAN:20003110/002579 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.3,87,604.70/- as on 29.02.2020	Physical on 13-01-2022	15-07-2026	BUA is 545 sq.ft.	Registered	Rs.39,000/-	Rs.3,90,000/-	03.08.2026 02:00 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated At E2201, Floor 2, bhakti Dhara Residency, Sayan Gothan Road, Opp Om Palace, 394130											
<b>Pending Litigations known to ARCIL:</b> Not Known <b>Encumbrances/Dues known to ARCIL:</b> Not Known											
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4.	Chandan Yogenprasad Gupta / Rinki Chandan Gupta	LAN:20003110/005286 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.8,44,179.81/- as on 03.01.2022	Physical on 19-02-2023	15-07-2026	Land area is 457 sq.ft. and BUA is 199 sq.ft.	Registered	Rs.51,500/-	Rs.5,15,000/-	03.08.2026 04:30 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated At Revenue Survey No.306, block No.150, Plot No.s, Vraj Residency, Opp Sky Villa, Sayan Sugar Road, Moje Village Syada, Tal-olpad, 015-surat, Gujarat-394130											
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5.	Dineshkumar Vannmalathi Harsora / Komalben Dineshkumarharsora	LAN:20003110/005031 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.13,48,876.83/- as on 03.01.2022	Physical on 23-04-2023	15-07-2026	Land area is 478 sq.ft. and BUA is 243 sq.ft.	Registered	Rs.97,500/-	Rs.9,75,000/-	03.08.2026 05:00 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated At 400 KJP 400B/74-74, Om Nagar-1, BH Kasiba Villa, Nr Maruditham Society Kamrej, 394185, Gujarat, Surat City											
<b>Pending Litigations known to ARCIL:</b> Not Known <b>Encumbrances/Dues known to ARCIL:</b> Not Known											
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6.	Hiteshkumar Hanprasad Patel / Husuben Hanprasad Patel	LAN:20001110/000909 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.588859.9/- as on 17/08/2022	Physical on 02-04-2023	15-07-2026	SBUA is 1044 sq.ft.	Registered	Rs.1,77,500/-	Rs.17,75,000/-	04.08.2026 12:00 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated ALA-105, Floor 1, Sohang Hill, Opp Aakrut Township, Narol, 382305, Gujarat, Ahmedabad City, Ahmedabad, Ahmedabad, 382305											
<b>Pending Litigations known to ARCIL:</b> Not Known <b>Encumbrances/Dues known to ARCIL:</b> Not Known											
<b>Last Date for submission of Bid:</b> Two Hours before time of E-auction <b>Bid Increment amount:</b> As mentioned in the BID document											
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7.	Jay Creation / Vijay Kewal Ramani / Jagdish Kewal Ramani	LAN:418FSP61/199072 Bajaj Finance Ltd	Arcil Retail Loan Portfolio-042-B-Trust	Rs.154431.37/- as on 22/06/2021	Physical on 05-11-2023	15-07-2026	BUA is 175 sq.ft.	Registered	Rs.2,20,000/-	Rs.22,00,000/-	04.08.2026 12:30 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated At Unit No 19 3rd Floor Anmol Laxmi Center Nr Rajlaxmi Complex Gheekanta Ahmedabad											
<b>Pending Litigations known to ARCIL:</b> Not Known <b>Encumbrances/Dues known to ARCIL:</b> Not Known											
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<b>Demand Draft to be made in name of:</b> Arcil Retail Loan Portfolio-042-B-Trust <b>Payable at:</b> Ahmedabad / Par											
<b>RTGS details</b> Account No.-5750000371274 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013											
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8.	Ashok Shobharam Baghel / Sonvati Ashok Baghel	LAN:20000990/002743 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.427957.26/- as on 12/09/2022	Physical on 24-09-2023	15-07-2026	SBUA is 306 sq.ft.	Registered	Rs.30,000/-	Rs.3,00,000/-	04.08.2026 02:00 PM
<b>Description of the Secured Asset being auctioned:</b> All that part and parcel of the immovable property situated at Survey No 1531 TPS#60 (Narol South-2), Final Plot No.69 Sub Plot#2; Block I Building No.G House#FlatNo:104, Floor No.1 st Floor Building I Society Name :Umang Narol-1, nagra green road Mojeje Narol, Narol Ahmedabad City Ahmedabad Gujarat 382407											
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9.	Dhiren Khimji Bhai Bara / Hiral Dhiren Bara	LAN:20001110/000653 Bandhan Bank	Arcil - 2024C-003-Trust	Rs.9,92,352.31/- as on 29/06/2020	Physical on 03-12-2023	15-07-2026	SBUA is 1305 sq.ft.	Registered	Rs.2,55,500/-	Rs.25,55,000/-	04.08.2026 04:30 PM
<b>Description of the Secured Asset being auctioned:</b> All That Part And Parcel Of The Immovable Property Situated ALA-502, Floor 5, saundarya Residency, Joc Road, Nr Hemangi Flats, Chandkheda, 382482, Gujarat, Ahmedabad City, Ahmedabad, Ahmedabad, 382482, Chandkheda, Tragedi, 5, Saundarya Residency											
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- 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-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: 18-06-2026

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