# Asset Reconstruction Company (India) Ltd. (Arcil) CIN-U65999MH2002PLC134884 | Website: https://auction.arcil.co.in

Arcil Premier ARC

**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 Office :** Unit No: 211 & 212, 2nd Floor, Plot No 28/2, Zenith Complex, K. M. Gandhi Path, Shivaji Nagar, Pune : 411005, Maharashtra

**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 | Possession type and date | Date & Time of Inspection | Type of Property and Area | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Borrower: Sandeep Nivrutti Patil And Archana Sandeep Patil (Co-Borrower) | 20006220000 619 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs.17,29177.02/- (Rupees Seventeen Lakh Twenty-Nine Thousand One Hundred Seventy-Seven & Two Paisa Only) as per notice dated 24/10/2024 | Physical Possession on 17/01/2026 | Will be arranged on request | Free hold / (Super Built up area – 55.14 sqm i.e.593.39 sq ft) | Rs. 1,51,500/- (Rupees One Lakh Fifty One Thousand Five Hundred Only) | Rs. 15,15,000/- (Rupees Fifteen Lakhs Fifteen Thousand Only) | On 29-06-2026 At 2:10 PM. |

**Description of the Secured Asset being auctioned:** **Property Owned By Mr. Sandeep Nivrutti Patil, Archana Sandeep Patil,** All That Piece And Parcel Of Residential Flat Admeasuring About 55.14 Sq. Mtr. Situated At Final Plot No. 2, Survey No. 6/2a, Block/building No. N/a, Flat No. F-06, 1st Floor, Building/ Society Name- Shinghad Apartment, Street No./ Name- Behind Five Temple, Area- A/P Koyana Wasahat Tal Karad Dist Satara, City- Koyana- Vasahat. Maharashtra. (Admeasuring Super Built Up Area – 55.14 Sqm I.e.593.39sqft)

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|---|---|---|---|
| **Pending Litigations known to ARCIL** | **Nil** | **Encumbrances/Dues known to ARCIL** | **Nil** |
| **Last Date for submission of Bid** | **Same day 2 hours before Auction** | **Bid Increment amount: 5000/-** | **As mentioned in the BID document** |
| **Demand Draft to be made in name of:** | **Arcil - 2024C - 003-Trust** | **Payable at Pune** | |
| **RTGS details** | **Account No : 57500001411165, Bank Name HDFC, IFSC : HDFC0000542, Branch Name: Kamala Mills Compoundsenapati Bapat Marg, Lower Parel Mumbai.** | | |
| **Name of Contact person & number** | Aniket Chavan : 7039715706, Vijay Shinde : 9765408509, Suresh Nanaware : 7020291637, Pritam Sawarkar : 9529310785, Amit Hate : 7066009350 | | |

| 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 | Possession type and date | Date & Time of Inspection | Type of Property and Area | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Borrower: Vaijunath Dhanaji Biradar / Dhanaji Bhagwat Biradar | 20006200001 317 / Bandhan Bank | Arcil - 2024C - 003-Trust | Rs.6,99,021.34/- (Rupees Six Lakhs Ninety- Nine Thousand Twenty-One & Thirty-four Paise Only) as per notice dated 25/10/2022 | Physical Possession on 22/12/2025 | Will be arranged on request | Freehold admeasuring 280 Sq.ft. i.e. 26.1 Sq.Mtrs | Rs. 60,000/- (Sixty Thousand Only) | Rs. 6,00,000/- (Rupees Six Lakhs Three Only) | On 29-06-2026 At 03:15 PM |

**Description of the Secured Asset being auctioned:** **Property Owned By Shamal Dhanaji Biradar & Dhanaji Bhagwat Biradar** All that piece and parcel of Immovable property Flat No.28 admeasuring 280 Sq.ft. i.e. 26.1 Sq.Mtrs. on the second floor, in the building No., Type Q, in the building named as dreams in the building No.1 type Q, in the building named as dreams in Nivara, constructed on the land bearing Gat No. 532, Hissa No. 1,2,3, situated at Koregaon Mul, Pune. Admeasuring 280 Sq.ft. i.e. 26.1 Sq.Mtrs

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|---|---|---|---|
| **Pending Litigations known to ARCIL** | **Nil** | **Encumbrances/Dues known to ARCIL** | **Nil** |
| **Last Date for submission of Bid** | **Same day 2 hours before Auction** | **Bid Increment amount: 5000/-** | **As mentioned in the BID document** |
| **Demand Draft to be made in name of:** | **Arcil - 2024C - 003-Trust** | **Payable at Pune** | |
| **RTGS details** | **Account No : 57500001411165, Bank Name HDFC, IFSC : HDFC0000542, Branch Name: Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai.** | | |
| **Name of Contact person & number** | Aniket Chavan : 7039715706, Vijay Shinde : 9765408509, Suresh Nanaware : 7020291637, Pritam Sawarkar : 9529310785, Amit Hate : 7066009350 | | |

**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, 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 : Pune**
**Date : 15.05.2026**

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