



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts
Arcil office: The Ruby, 19th floor, 28, Senapati Bapat Marg, Dastur (West) Mumbai-400 028
Branch office: A-409, ATMA House Near Fadia Chambers (Times of India), Opp. La Gajjar (Old RBI Building),
Ashram Road, Ahmedabad - 380009, Gujarat, Website: <https://timesofindia.com.in> CIN:UG6999HM0002PLC134884

Premier ARC

Public Notice For Sale Through Online Auction in Exercise of the Powers Under The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) (SARFAESI Act, 2002) and Rules 8 & 9 of Security Interest (enforcement) Rules, 2002. Notice is hereby given to the public in general and to the Borrower (s) or Guarantor (s) or Mortgage (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 assets vide registered Assignment Agreements, will be sold on "As is where it 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ARF") read with Rules 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 Surfactant Notice dated	Possession Date	Date of Auction	Type of Property and Area / Nature of Property	Type of Mortgage	Encumbrances / Dues Known To Arcil	Reserve Price (EMD)	Rs.	Date & Time of E-Auction
1.	Radhakrishna Bahadur Baghel / Lilla Radhakrishna Baghel	LAN: 2000101001 / 1394 Bandhan Bank Ltd	Arcil-Trust-2025C-008	Rs. 4,21,880.58 as on 10.02.2020	12.03.2021	27.07.2026	Flat-BUA / 237.00 Sq Ft	Registered	Rs. 29,500/-	2,95,000/-	Rs.	04.08.2026 at 04.15 pm

Description of the Secured Asset being auctioned: All That Piece And Parcel Of The Immovable Property Adm No 237.00 Sq Ft Block No 170 Palak 1 Yr 93 Pak House No 11 Sakhar Nagar, Vrindavan Road Near Gram Panchayat Office Lakhwar Mahesana Mahesana Gujarat 384011.

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
Encumbrances / Dues Known To Arcil As mentioned in the BID document

Demand Draft to be made in name of: Arcil-Trust-2025C-008 Payable at : Ahmedabad / Par

RTGS details Account No: 57500001631544 Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013

Name of Contact person & number Iqbal Alam - 9695195453 (iqbal.Alam@arcil.co.in), Piyush Gupta - 968757072 (piyush.gupta@arcil.co.in), Ankit Bant - 9033099456 (ankit.bant@arcil.co.in)

2.	Yug Creation/ Sanjaycha / Sahilcha / Kundanben Sahiya	LAN: 12770893 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 1,26,53,345.85 as on 19.08.2019	12.02.2020	27.07.2026	Land-BUA / 4464.36 sq	Registered	Rs. 6,70,00,000/-	67,00,00,000/-	Rs.	04.08.2026 at 05.15 pm
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Description of the Secured Asset being auctioned: All The Piece And Parcel Of The Property Consisting Of The Property Bearing Plot No 1-4A, 5IA, 6IB, 21B, 22B, 34B, 35A, 37A Totally Adm 287.44 Sq Mtrs I.E. 3429.44 Sq Yards Along With 114.67 Sq Mtrs Undivided Share In The Land Of Road And 437.86 Sq Mtrs Undivided Share In The Land Of COP. Totally Adm 38.38 Mtrs I.E. 468.44 Sq Yards Situated At Revenue Survey Block No 519 Adm The Area 4.6871 Sq Mtrs Of Mrga Village Chivardwa Taluka Vadod District Vadod.

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3.	Manish Kumar / Sudha Mehra	LAN: 26992320 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,65,011.59 as on 09-12-2019	Physical / 11/4/2020	24.07.2026	Flat-BUA / 312 Sq Ft	Registered	Rs. 26,500/-	2,65,000/-	Rs.	10.08.2026 at 12.00 pm
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Description of the Secured Asset being auctioned: Flat No. 411, 4th floor, Vrundavan Residency, Amrol Residency Vihang - 1, Jolva, Palasana, District-Surat

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4.	Manoj Tiwari / Nitu Manoj Tiwari	LAN: 26991492 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 10,03,232.56 as on 12-06-2021	Physical / 21/07.2020	24.07.2026	Flat-BUA / 270 Sq Ft	Registered	Rs. 23,000/-	2,30,000/-	Rs.	10.08.2026 at 12.30 pm
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Description of the Secured Asset being auctioned: Immovable property addressing about Plot No. 61, Madhav Residency, Sayan Kin Road, Maje Kank, Taluka Dastur, District-Surat 384135

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5.	Mukesh Kumar / Mukesh Kumar	LAN: 28163041 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 7,00,276.18 as on 11.08.2023	Physical / 09.02.2024	24.07.2026	Flat-BUA / 44.65 sq	Registered	Rs. 31,000/-	3,10,000/-	Rs.	10.08.2026 at 02.00 pm
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Description of the Secured Asset being auctioned: All The Piece And Parcel Of Immovable Property Premises Of Plot No 63 Adm 53.38 Sq Yards I.E. 44.65 Sq Mtrs Alongwith Proportionate Undivided Share In Road and COP Vrundavan Residency Developed Upon Land Situated At Mrga Kurwadia Sub District And Taluka Mangrol Bearing Block No 322 Dist Surat State Gujarat Pin 394410

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Sl No	Name of the Borrower / Co-Borrowers / Guarantors / Mortgagees	LAN No. & Selling Bank	Trust Name	Outstanding Amount As Per Surfactant 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
6.	Niraj Singhbansingh Singhla Singh	LAN: 26991513 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 68,1598.58 as on 07.02.2022	Physical / 27.07.2020	24.07.2026	Flat admg 142 sq mtrs	Registered	Rs. 16,000/-	Rs. 1,60,000/-	10.08.2026 at 02.30 pm

Description of the Secured Asset being auctioned: Flat No 108 Admg 342 Sq Ft Super Built Up Area And Built Up Area Admg 188 Sq Ft Alongwith Undivided Share Admg 4.99 Sq Mtrs In Ground Land And First Floor of Security Interest Residency Taluka Palasana Jolva Bearing Revenue Survey No 104 Block 105 Lakda Palasna Developed As Amol Residency Vihang 1 Pkts Palasna Plot No A30 And A31

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7.	Pradeep Yadav/ Madan/ Pradeep Yadav	LAN: 17571793 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 897,707.14 as on 19.04.2021	Physical / 25.01.2022	24.07.2026	Flat admg 73.33 sq mtrs	Registered	Rs. 31,500/-	Rs. 3,15,000/-	10.08.2026 at 03.00 pm
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Description of the Secured Asset being auctioned: All That Part And Parcel Of Immovable Property Premises Of Plot No 69 Admg 40.15 Sq Mtrs Along With 33.18 Sq Mtrs Undivided Share In Land Of Road And COP Total Admg 73.33 Sq Mtrs In Nankani Villa Situated At Survey No 348 Pak 3502, 351 Block No 327A Admg 8100 Sq Mtrs Mrga Village Kovarda Taluka Mangrol Dist Surat

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8.	Raamdasgand B Padhyar	LAN: 26991446 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 6,39,599.45 as on 05.12.2019	Physical / 15.03.2022	26.07.2026	Flat admg 52.70 sq mtrs	Registered	Rs. 26,500/-	Rs. 2,65,000/-	10.08.2026 at 12.00 pm
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Description of the Secured Asset being auctioned: Flat No 211 Admg 567 Sq Ft I.E. 52.70 Sq Mtrs Super Built Up Area And Built Up Area Admg 312 Sq Ft I.E. 28.996 Sq Mtrs Alongwith Undivided Share Admg 4099.59 Sq Mtrs In Ground Land 2nd Floor Vrundavan Residency Situated At Gujarat Surat Palasana Jolva Bearing Revenue Survey No 104 Block 105A Lakda Palasna Developed As Amol Residency Vihang 1 Pkts Palasna Plot No A30 And A31

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9.	Ratpal Rami Ramden	LAN: 26991491 / IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,10,038.81 as on 03.12.2019	Physical / 21.02.2022	28.07.2026	Flat admg 52.70 sq mtrs	Registered	Rs. 26,500/-	Rs. 2,65,000/-	11.08.2026 at 12.30 pm
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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 crashing down, power failure etc, and any delay of the auction, the AO may accept/decline/forfeiture of the bid or postpone the Auction without assigning any reason thereof and without any prior notice.

3. 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/developed in his/her favour as per the applicable law.

4. 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.

5. 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.

6. 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.

7. In the event, the auction scheduled hereinafter 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 : Surat, Gujarat
Date : 14.07.2026

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