



Asset Reconstruction Company (India) Ltd. (Arcil)

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
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/ Guarantor/s / Mortgagee/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 16-12-2017	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	Borrower: 1. NILESHKUMAR KALYANBHAI SOLANKI 2. JYOTSANA NILESHKUMAR SOLANKI	16100004607 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio -086-A-TRUST	Rs.6,22,096.55 /- (Rupees Six Lakhs Twenty Two Thousand Ninety Six and Paise Fifty Five Only) on 14th AUG 2017 further Interest thereon + Legal Expenses Dated 16-08-2017	Physical on 28th DEC 2022	As per request	FLAT 32.51 Sq.Mtrs.	Rs.65,400/- (Rupees Sixty Five Thousand Four Hundred Only)	Rs.6,54,000/- (Rupees Six Lakhs Fifty Four Thousand Only)	On 27-02-2026 at 03:30 PM
Description of the Secured Asset being auctioned: FLAT NO.G/2 AT GROUND FLOOR, OF SHIV DHARA COMPLEX, CONSTRUCTION PLOT NO.67/A, 67/B OF VIRAM NAGAR SOC., HAVING LAND BEARING REV. SURVEY NO.23, IN THE VILLAGE LIMIT OF TUNKI, F.P. NO.75/P IN T.P SCHEME NO.18 (KATARGAM), CITY TALUKA, SURAT - 394641										
2	Borrower: 1. ABDULSATTAR ABDULBHAI SHAIKH 2. NAUSHEEN ABDULSATTAR SHAIKH	10100063186 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio -086-A-TRUST	Rs.8,80,809.9 /- (Rupees Eight Lakhs Eighty Thousand Eight Hundred Nine and Paise Ninety Only) on 14th DEC 2017 further Interest thereon + Legal Expenses Dated 16-12-2017	Physical on 04th FEB 2025	As per request	FLAT 69.70 Sq.Mtrs i.e 750 Sq.ft	Rs.65,700/- (Rupees Sixty Five Thousand Seven Hundred Only)	Rs.6,57,000/- (Rupees Six Lakhs Fifty Seven Thousand Only)	On 27-02-2026 at 02:30 PM
Description of the Secured Asset being auctioned: FLAT NO.405, 4TH FLOOR, YASHAR COMPLEX PATEL FALIYA, HATHIKHANA, A-TIKA NO23/1 C.SNO 63 EAST & TIKANO 23/1 64 MOUJE FATEHPURA VADODARA, GUJARAT, BARANPURA										
3	Borrower: 1. ZAKIRHUSEN SAFIMAHAMED SHAIKH 2. SAJEDA ZAKIRHUSEN SHAIKH	11137076379 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio -086-A-TRUST	Rs.7,77,831.88 /- (Rupees Seven Lakhs Seventy Seven Thousand Eight Hundred Thirty One and Paise Eighty Eight Only) on 14th MAR 2019 further Interest thereon + Legal Expenses Dated 15-03-2019	Physical on 11th MAY 2022	As per request	FLAT Area is 74.88 sq.Mtrs.	Rs.73,000/- (Rupees Seventy Three Thousand Only)	Rs.7,30,000/- (Rupees Seven Lakhs Thirty Thousand Only)	On 27-02-2026 at 03:00 PM
Description of the Secured Asset being auctioned: FLAT NO.G/2 AT GROUND FLOOR, OF SHIV DHARA COMPLEX, CONSTRUCTION PLOT NO.67/A, 67/B OF VIRAM NAGAR SOC., HAVING LAND BEARING REV. SURVEY NO.23, IN THE VILLAGE LIMIT OF TUNKI, F.P. NO.75/P IN T.P SCHEME NO.18 (KATARGAM), CITY TALUKA, SURAT - 394641										

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:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL-Retail Loan Portfolio-086-A-TRUST		Payable at Par
RTGS details	ARCIL-Retail Loan Portfolio-086-A-TRUST, Trust account number 57500001224960, HDFC Bank Limited, Branch: Kamla Mill, Mumbai, IFSC Code- HDFC0000542		
Name of Contact person & number	Vimal R Gandhi - 9924141996 (authorised.officer@muthoot.com) Vipul Kalola - 9924113421 (authorised.officer@muthoot.com)		

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/offers 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/ 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 hold 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 other methods under the provisions of Rule 8(5) of the Rules and the Act.