



# 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-409, ATMA House Near Fadia Chambers (Times of India), Opp La Gajjar (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-Borrower/s / Guarantor/s / Mortgagee/s | 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.      | Archana Dave / Jitendra B Dave                                   | LAN: H413HHL0 196255 / H413HLT02 06469 Bajaj Housing Finance Limited (BHFL) | Arcil-Retail Loan Portfolio- 042-E- Trust | Rs. 28,17,722.29 /- as on 12-09-2022            | Physical on 17-08-2023   | 29-04-2026         | Flat - BUA : 1080 Sq Ft                       | Registered       | Rs. 1,50,000/-              | Rs. 15,00,000/- | 13.05.2026 12:00 PM      |

Description of the Secured Asset being auctioned: Flat No 201 2nd Floor Tower B Sneh Residency Nr Green View Residency Atladara Bill Road Nr Green View Residency Atladara Bill Road Mouje Bill Vadodara Baroda Gujarat

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|--|---|---|---|
| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <b>Demand Draft to be made in name of:</b> | Arcil-Retail Loan Portfolio-042-E- Trust  | <b>Payable at :</b>                     | Ahmedabad / Par                         |
| <b>RTGS details</b>                        | Account No.:5750000729860 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> | Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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| 2. | Atulbhai Savaliya / Varshabenatubhai Savaliya/ M/s. Mina Print | LAN: 5F8RLP31313695 / 5F8RLB14046044 Bajaj Finance Ltd | Arcil Retail Loan Portfolio- 042-B-Trust | Rs. 28,17,722.29 /- as on 01-12-2021 | Physical on 16-03-2025 | 29-04-2026 | House : Land 1300 Sq Ft BUA : 1076 Sq Ft | Registered | Rs. 3,68,500/- | Rs. 36,85,000/- | 13.05.2026 12:30 PM |
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Description of the Secured Asset being auctioned: R S No 58/1 Plot No 12 City Survey Sheet No 88 Survey No 8475/A/12 Amar Nagar Road Jetpur

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| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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.:57500000371274 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> | Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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| 3. | Kamleshbhai Javaharbhai Ratnani / Koshalyaben Ratnani | LAN: 416ZLTE 0793119 Bajaj Housing Finance Limited (BHFL) | Arcil-Retail Loan Portfolio- 042-E- Trust | Rs. 17,91,978.20/- as on 12-09-2022 | Physical 11-09-2022 | 17-03-2026 | Flat :BUA : 773 Sq Ft | Registered | Rs. 95,000/- | Rs. 9,50,000/- | 13.05.2026 05:00 PM |
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Description of the Secured Asset being auctioned: Flat No 404 Shreeji Complex Appt Nr Aastha Complex Appt Nr Aastha Chowk Rainagar Rajkot Gujarat

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| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <b>Demand Draft to be made in name of:</b> | Arcil-Retail Loan Portfolio-042-E- Trust  | <b>Payable at :</b>                     | Ahmedabad / Par                         |
| <b>RTGS details</b>                        | Account No.:57500000729860 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> | Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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| 4. | Ketan Muljibhai Dhanani / ShrutibenKetanbhai Dhanani | LAN: 20002060003550 / 20002060003549 / 20002060003549 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 33,50,375.89 /- as on 03-14-20 | Physical on 05-04-2022 | 17-03-2026 | House : Land 2062 Sq Ft BUA : 1339 | Registered | Rs. 1,74,000/- | Rs. 17,40,000/- | 13.05.2026 05:30 PM |
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Description of the Secured Asset being auctioned: 1201, Satyam Hospital, Sharaniya Street, Near Patel Wadi, 365620, Gujarat, Amreli, chital, 365620, Near Patel Wadi, , Satyam Hospital

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| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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> | Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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| 5. | Vilish Odhvajibhai Rudani / Arti Vilishbhai Rudani | LAN: 20003140003277 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 33,18,746.02/- as on 06-09-2022 | Physical on 17-09-2023 | 17-03-2026 | House / Land Area: 811 Sq. Ft. / BUA: 1049 Sq. Ft. / Free Hold | Registered | Rs. 2,35,500/- | Rs. 23,55,000/- | 14.05.2026 12:00 PM |
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Description of the Secured Asset being auctioned: Plot No. 98, Green Heaven, Nr. West Coast - AquaMart, R.S. No. 129/1, Block No. 157, CS No. 4324/1, Moje.: Olpad, Sub-Dist.: Olpad, Dist.: Surat - 394540.

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| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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> | Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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| 6. | Vishal Appasaheb Waghmare / Nutan Rajendra Gaikwad | LAN: 20001100004752 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 3,29,998.85 /- as on 06.08.2022 | Physical on 10-06-2023 | 10-03-2026 | Flat: 383 Sq. Ft.; BUA: 383 Sq. Ft | Registered | Rs.33,000/- | Rs.3,30,000/- | 14.05.2026 12:30 PM |
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Description of the Secured Asset being auctioned: Residential property admeasuring about 35.61 sq.mt. CONSO BLOCK N0-980; Block- P; Flat No-p/202; Galaxy Flats; Lunasan Road; At Chhatral,ta.kalol; Dist:- Gandhinagar.Pin-382729. and owned by Nutan Rajendra Gaikwad

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| <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>     | <b>Two Hours before time of E-auction</b>  | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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> | Mahesh Bangera -9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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| 7. | Laxmanram Savaram Nai / Mamta Devi | LAN: 20001100008753 1 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 14,85,191.89 /- as on 19.04.2022 | Physical on 04-06-2023 | 10-03-2026 | Flat: 738 Sq. Ft.; BUA: 738 Sq. Ft | Registered | Rs.1,26,000/- | Rs.12,60,000/- | 14.05.2026 03:30 PM |
|----|------------------------------------|------------------------------------|---------------------------|--------------------------------------|------------------------|------------|------------------------------------|------------|---------------|----------------|---------------------|

Description of the Secured Asset being auctioned: Residential property admeasuring about 71 .07 sq.mt. Survey N0-18,19,20,21 ,o Ld Block N0.-18, New Block N0-816; Flat No-a-102; Sudarshan Arcade; Nr:- Sankalp Residency; Borisana Road; At: Kalol:- kalol, Dist:- Gandhinagar-382721 .

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| <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>     | <b>Two Hours before time of E-auction</b>  | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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> | Mahesh Bangera -9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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|----|---|----------------------------------|---------------------------|------------------------------------|------------------------|------------|--|------------|--------------|----------------|---------------------|
| 8. | Mukeshbhai Lalsingbhai Bhabhor / Umitraben Mukeshbhai Bhabhor | LAN: 20001010011638 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 8,92,705.25/- as on 15.07.2020 | Physical on 02-04-2022 | 16-02-2026 | House / House Land : : 706 Sq Ft BUA : 269 Sq Ft | Registered | Rs. 72,500/- | Rs. 7,25,000/- | 14.05.2026 04:00 PM |
|----|---|----------------------------------|---------------------------|------------------------------------|------------------------|------------|--|------------|--------------|----------------|---------------------|

Description of the Secured Asset being auctioned: Immovable property ad measuring about 270.00 sq. ft. 471/ Paiki 1 Fp#34;34 Shri Hanumannagar; Lakhavad To Rampura Road Near Dharti Pm City Kukas Mahesana Mahesana Gujarat - 384001

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| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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> | Mahesh Bangera - 9004173256(shailsh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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|----|---|----------------------------------|---------------------------|------------------------------------|------------------------|------------|--|------------|--------------|----------------|---------------------|
| 9. | Dishant Manubhai Vaghela / Sushila Manubhai Vaghela | LAN: 20001100007988 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs.12,88,185.87/- as on 17-06-2022 | Physical on 18-06-2023 | 16-02-2026 | House / House Land : : 706 Sq Ft BUA : 269 Sq Ft | Registered | Rs. 88,000/- | Rs. 8,80,000/- | 14.05.2026 04:30 PM |
|----|---|----------------------------------|---------------------------|------------------------------------|------------------------|------------|--|------------|--------------|----------------|---------------------|

Description of the Secured Asset being auctioned: Immovable Property Row House No-30,baleshwar Park , Railway East, Arsodia,382721 Gujarat, Kalol, Gandhinagar, Kalol (m) 382721 Arsodia, Baleshwar Park

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|--|---|---|---|
| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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> | Mahesh Bangera - 9004173256(shailsh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

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|-----|--|-----------------------------------|---------------------------|-------------------------------------|------------------------|------------|--|------------|--------------|----------------|---------------------|
| 10. | Shiyaram Bachchusingh Bagela / Mayadevi Siyaram Bagela | LAN: '20001010010906 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 6,39,587.02 /- as on 30-06-2022 | Physical on 09-04-2023 | 16-02-2026 | House / House Land : : 600 Sq Ft BUA : 156 Sq Ft | Registered | Rs. 42,000/- | Rs. 4,20,000/- | 14.05.2026 05:00 PM |
|-----|--|-----------------------------------|---------------------------|-------------------------------------|------------------------|------------|--|------------|--------------|----------------|---------------------|

Description of the Secured Asset being auctioned: Immovable property admeasuring about 25sq.mtr Block No.50,01d Survey No.32/1, Final Plot-41 Paiki,House No-64 Shreeji Homes2,Vimal Dairy Road,Near Vimal Dairy At-Palwasana (Part), Ta-Mahesana, DistMahesana, Gujarat - 384002

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| <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>     | <b>Two Hours before time of E-auction</b>   | <b>Bid Increment amount:</b>            | <b>As mentioned in the BID document</b> |
| <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> | Mahesh Bangera - 9004173256(shailsh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |   |   |

### 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 Authorised 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: 09-04-2026