



# 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) / 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").

SL. NO.	Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgager/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.	Vishal Appasaheb Waghmare / Nutan Rajendra Gaikwad	LAN: 200011 00004752 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/-	25.03.2026 03:15 PM

Description of the Secured Asset being auctioned: Residential property admeasuring about 35.61 sq.mt. CONSO BLOCK NO-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

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	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -003 - TRUST	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	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)		

SL. NO.	Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgager/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
2.	Laxmanram Savaram Nai / Mamta Devi	LAN: 200011 000087531 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/-	26.03.2026 PM 12:00 PM

Description of the Secured Asset being auctioned: Residential property admeasuring about 71.07 sq.mt. SURVEY NO-18,19,20,21,OLD BLOCK NO.-18, NEW BLOCK NO-816; FLAT NO-A-102;SUDARSHAN ARCADE; NR:-SANKALP RESIDENCY;BORISANA ROAD;AT:KALOLTA-KALOL, DIST:- GANDHINAGAR-382721

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	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -003 - TRUST	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	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)		

SL. NO.	Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgager/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
3.	Rajeshbhai Jitubhai Panchal / Sandip Jitubhai Panchal/ Jasvant Jitubhai Panchal / Kalpanaben Jitubhai Panchal	LAN:20001100 008756 / Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 13,06,751.03 /-as on 09.09.2022	Physical on 29-06-2023	10-03-2026	Flat: 1017 Sq. Ft.; BUA: 1017 Sq. Ft	Registered	Rs.1,12,400/-	Rs.11,24,000/-	26.03.2026 PM 12:30 PM

Description of the Secured Asset being auctioned: Residential property admeasuring about 94.48 sq.mt. At SURVEY NO.1137; F#P. NOA06; FLAT NO-B-406; UMIYA RESIDENCY; OPP-SINDHBAD HOTEL; STATE HIGHWAY; AT; KALOL, TA. KALOL, DIST:-GANDHINAGAR.PIN-382721. and owned by PANCHAL KALPANABEN JITUBHAI and mortgage to Asset Reconstruction Company (India) Ltd.

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	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL - 2024C -003 - TRUST	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	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)		

SL. NO.	Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgager/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
4.	Samirbhai Laxmanrao Durve/ Shital Laxmanrao Durve	LAN:BRDHL16 000316 / BRD HL16000315 L&T Housing Finance Ltd	Arcil-Retail Loan Portfolio- 058-C-Trust	Rs. 94,07,062.22/-as on 06-06-2018	Physical on 03-09-2023	16-03-2026	Flat:- BUA: 2900 Sq. Ft.	Equitable	Rs.7,00,000/-	Rs.70,00,000/-	27.03.2026 06:00 PM

Description of the Secured Asset being auctioned: FLAT NO A 502 5TH FLOOR (LOWER UPPER) CRYSTAL WHITE BH NILAMBER VASNA BHAYALI ROAD VADODARA BARODA GUJARAT VADODARA INDIA

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	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil-Retail Loan Portfolio-058-C-Trust	Payable at :	Ahmedabad / Par
RTGS details	Account No.:57500000466353 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013		
Name of Contact person & number	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)		

### 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/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/ 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.

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: 24-02-2026

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