



Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of various ARCIL Trusts

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.

Branch Address: A-409, ATMA House, Near Fadia Chambers, Ashram Road, Ahmedabad - 380009, 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").

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 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.	Dherendra Singh / Poonam Singh	604207210235088 Fullerton	Arcil-Retail Loan Portfolio-061-A-Trust	Rs 3495852/- on 23/11/2018 + Further interest Thereon + Legal Expenses Demand Notice-23/11/2018	Physical Possession 21-02-2025	18-Mar-26	House/ Land : 3600 Sq. Ft.	Registered	Rs. 214200/-	Rs. 2142000/-	27-Mar-26 12:15 PM
<p><u>Description of the Secured Asset being auctioned:</u> Property situated at Part of Land Survey No. 14/2/1, Village Manegaon P.H. No. 22/14, Ward No. 70, Lala Lajpatray Ward, Tehsil & Dist. Jabalpur M.P. 454774. House / Land : 3600 Sq. Ft.</p>											
Pending Litigations known to ARCIL			Not Known		Encumbrances/Dues known to ARCIL			Not Known			
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-061-A-Trust			Payable at : Indore / Par					
<p>RTGS details Account No.: 5750000498619, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013</p>											
Name of Contact Person & Number:			Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 9687657072 (piyush.gupta@arcil.co.in)								
2.	Rohit Jain / Jain Enterprises / Kailash Kumar Jain	DBLABHO00400732 DCB Bank	Arcil-SBPS-022-IV-Trust	Rs 10905909/- on 01/July/2016 + Further interest Thereon + Legal Expenses Demand Notice - 01/July/2016	Physical Possession 16-01-2022	18-Mar-26	Flat / SBUA : 1262 Sq. Ft.	Registered	Rs. 815600/-	Rs. 8156000/-	27-Mar-26 03:00 PM
<p><u>Description of the Secured Asset being auctioned:</u> Office No. T-13th Floor Giniraj Complex Plot No. 45 Zoneli MP Nagar (Maharana Pratap Nagar) Ward No. 44 Tahsil Huzur Dist Bhopal. Flat / Sbu: 1262 Sq. Ft.</p>											
Pending Litigations known to ARCIL			Not Known		Encumbrances/Dues known to ARCIL			Not Known			
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-SBPS-022-IV-Trust			Payable at : Indore / Par					
<p>RTGS details Account No.: 05420350002070, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013</p>											
Name of Contact Person & Number:			Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Piyush Gupta - 9687657072 (piyush.gupta@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 Authorized 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-poner 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/ 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: Indore
Date: 25.02.2026

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