



**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

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").

**Description of the Secured Asset being auctioned:** Residential property located at Plot No.400 Admeasuring 53.38 Sq.Yard I.E. 44.65 Sq.Mts. Along With Undivided Share In Land Of Road & Cop, In Vishwas Residency Situated At Block No.322 Admeasuring 34366 Sq.Mts. Of Moje Village Kunvarda, Ta: Mangrol, District: Surat, Gujarat.

2.	Sudhakar Narayan Swain/ Kaminibhen Sudhakarbhair Swain	LAN: 17731079IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust- 2025C-008	Rs. 9,98,282.60/- on 20-04-2021	Physical on 25-01-2022	23 Jan 2026	House-Land: 432 Sq. Ft.; BUA: 432 Sq. Ft.	Registered	Rs. 42,500/-	Rs.4,25,000/-	10.02.2026 03:00 PM
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**Description of the Secured Asset being auctioned:** Residential property located at Premises Of Plot No. 67 Admeasuring 40.15 Sq. Meters, Along With 33.18 Sq. Meters, Undivided Share In The Land Of Road & Cop Totally Admeasuring 73.33 Sq. Meters, In "Nilkanth Villa" Situated At Survey No. 348, Paiki 350/2, 351, Block No. 327/AA Admeasuring 8100 Sq. Meters Of Moje Village Kuvarda, Ta: Mangrol, Dist.: Surat, Gujarat

3.	Suresh Kumar Jagdamba Prasad Kuldip/ Ramkali Jagdamba Prasad Kuldip	LAN: 17643235 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 11,29,437.59/- 0-05-2021	Physical / 25-01-2022	23 Jan 2026	House-Land : 494 Sq. Ft.; BUA : 494 Sq. Ft.	Registered	Rs. 42,000/-	Rs.4,20,000/-	10.02.2026 03:30 PM
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**Description of the Secured Asset being auctioned:** Residential property located at Plot No.371 Admeasuring 54.89 Sq. Yard I.E 45.91 Sq. Mtrs. Along With Undivided Share In The Land Of Road & C.O.P, In "Vishwas Residency", Situated At Block No.322 Admeasuring 34366 Sq. Mtrs., Of Moje Village Kuvarda, Taluk Mangrol, District Surat, Gujarat.

4.	Vikash Kumar / Lalita Devi	LAN: 23915308 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust- 2025C-008	Rs. 7,97,040.91/- as on 23-11-2022	Physical 08-06-2023	23 Jan 2026	House-Land : 481 Sq. Ft.; BUA : 481 Sq. Ft	Registered	Rs. 46,500/-	Rs. 4,65,000/-	10-02-2026 04:00 PM
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**Description of the Secured Asset being auctioned:** Residential property located at Block No.322, Land Having Total Admeasuring 34366 Sq. Mtrs., Residential Purpose Non-Agricultural Land In Which Buildings Knowning As "Vishwas Residency", In Which Final Plot No. 68, Having Total Admeasuring 44.65 Sq. Mtrs., Including Adj. Road, C.O.P Out Of Which Unsold Shares With All Rights At Moje.Kuvarda, Sub District: Mangrod, Dist. Surat, State : Gujarat

5.	Mahendra Kumarsav Babausav / Vimala Devi	LAN: 16755691IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 11,56,867.22/- 02-11-2019	Physical / 27-05-2023	23 Jan 2026	House-Land : 432 Sq. Ft.; BUA : 432 Sq. Ft.	Registered	Rs. 55,000/-	Rs. 5,50,000/-	10-02-2026 05:00 PM
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**Description of the Secured Asset being auctioned:** Residential property located at All That Piece and Parcel Of Property Bearing Of Plot No. 364, Shri Nilkanth Residency, Village- Syadla, Olpad Taluka District Surat, Gujarat - 394540.

6.	Saraswati Hardware And Plywood / Yogitaben Anilbhai Ghoghari / Anilbhai V Ghoghari	LAN: 14979522/11757154 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 79,32,677.35/- / 08-06-2019	Physical / 26-04-2022	23 Jan 2026	Shops- BUA : 837 Sq. Ft.	Registered	Rs. 1,80,000/-	Rs. 18,00,000/-	10.02.2026 05:30 PM
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**Description of the Secured Asset being auctioned:** Residential property located at Property-1- Immoveable Property, Bearing Shop No. 1,2,3 Each Admeasuring 9.3 X 15.8 = 146.94 Sq.Fts. I.E 13.65 Sq.Mtrs. Total 40.95 Sq.Mtrs & Shop No.4 Admeasuring 24.9 X 10 = 249 Sq.Fts I.E. 23.13 Sq.Mtrs, Totally 64.08 Sq.Mtrs, Second Floor, "Siddharth Complex", Situate At Revenue Survey No. 164/A, Block No. 209 Paikie Plot No. 44 & 45 Admeasuring 0-7-08 He-AreSq. Mtrs, I.E 708 sq. Mtrs, At Sachin Nagar Palika Office Nondh No.4648, 4649, 4650, 4651 Of Moje: Sachin, City Of Surat / Property-2-Immoveable Property bearing Shop NO. 5 on the 2nd Floor Totally admeasuring 146.94 sq. feet. i. e. 13.65 sq. mts., Along With Undivided share in the Land of "Siddharth Complex", situated at Situate at Revenue survey No. 464/A, Block No. 209 Paiki Plot No. 44 & 45 Admeasuring 0-7-08 He Aare-sq. mts. i.e. 708 sq. mts., Gram Panchayat No. 4652, of Moje Sachin, City of Surat, Gujarat

7.	Jitendrabhai Karamshibhai Gajera / Champaben Jitendrabhai Gajera	LAN: 13560902 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust- 2025C-008	Rs.6,25,030.63 / 17-09-2021	Physical / 08-06-2023	23 Jan 2026	Flat-BUA : 425 Sq. Ft.	Registered	Rs. 56,200/-	Rs. 5,62,000/-	24-02-2026 12:30 PM
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**Description of the Secured Asset being auctioned:** Residential property located at All the piece and parcel of the property consisting of Flat No.101, having admeasuring Super Built up area 636.08 Sq. Ft and built up area 39.45 Sq.Mtr, on the First Floor of building No. F/6 in the scheme known as "Nilkanth Township", constructed on N.A.Land bearing Block No. 189/A after amalgamation of Block No. 189/A and 289/p1 of Mouje Village - Sayan, in the Registration Sub-District - Olpad and District -Surat. Gujarat - 394130

**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/offer 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, mortgage fee in case of unregistered

5. The intending bidders should make their own independent enquires/ 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/ 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.
8. 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.

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