



# 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  
 Branch office: 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

Premier ARC

**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 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").

SI No	Name of the Borrower / Co-Borrowers / Guarantors / 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.	Abhiram Sankar Pahan/ Kuni Abhiram Pahan	LAN:200031 10005081 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.8,78,362.83/- as on 14-11-2022	Physical on 03-12-2023	22-05-2026	Independent House	Registered	Rs.56,000/-	Rs.5,60,000/-	02.07.2026 02:00 PM

**Description of the Secured Asset being auctioned:** All that Piece and Parcel of the immovable property admeasuring abe.) 149 62 Sky Villa Sayan Sugar Factory Road Syadla Olpad Sky Villa, Surat, Guj, Pincode: 394130

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)					

2.	Abhishek Dineshkumar Tripathi/ Priya Abhishek Tripathi	LAN:200031 10005120 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.8,66,664.55/- as on 14-11-2022	Physical on 03-12-2023	22-05-2026	Independent House	Registered	Rs. 48,000/-	Rs. 4,80,000/-	02.07.2026 02:30 PM
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**Description of the Secured Asset being auctioned:** All that part and parcel of the immovable property situated at 149- Plot No. 78, Sky Villa, Nr. Madhav Wonder Village, Sayan- Kim Road, Syadla, Taluka. Olpad, Dist. Surat

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 / Email Id:-		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)					

3.	Babubhai Lavjibhai Pipaliya / Ashaben Balavbhai Pipaliya / Babubhai Lavjibhai Pipaliya	LAN: 200031400 02414 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.12,69,866.48/- as on 10-10-2022	Physical on 17-09-2023	22-05-2026	Independent House	Registered	Rs.65,000/-	Rs. 6,50,000/-	02.07.2026 03:00 PM
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**Description of the Secured Asset being auctioned:** All that piece and parcel of the immovable property admeasuring about , Block No.18,19,20 Paiki 1.21.27 after Merger Block No. 18, Type A, Plot No.362, Bari Darshan Residency, Shekbpur Sayan Road, Moje Village Shekhpur, Kamrej, Surat. 394150

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)					

4.	Bhupendrabhai Mohanbhai Lad / Radhaben Bachubhai Patel	LAN:200030 50011416 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.6,86,183.23/- as on 19-06-2021	Physical on 28-02-2023	22-05-2026	FLAT	Registered	Rs.57,000/-	Rs.5,70,000/-	02.07.2026 03:30 PM
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**Description of the Secured Asset being auctioned:** 211, Floor 2, vaibhav Laxmi Palace , Ramzanwadi, Opp Meet Apartment,396195, Gujarat, Vapi, Valsad, Vapi (m) , 396195, Opp Meet Apartment, 2, Vaibhav Laxmi Palace

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)					

5.	Chandrabali Bangilal Pal / Shantidevi Bangilal Pal	LAN:200031 20000990 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.5,50,395.64/- as on 25-09-2018	Physical on 07-10-2021	22-05-2026	Flat	Registered	Rs. 18,500/-	Rs. 1,85,000/-	03.07.2026 02:00 PM
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**Description of the Secured Asset being auctioned:** 301, Floor 3, Vraj Bhumi Apartment, Dhamdachi, Khergam Road, vejalpore,396001, Gujarat, valsad

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)					

SI No	Name of the Borrower / Co-Borrowers / Guarantors / 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
6.	Dhavalakumar Dineshbhai Parekh / Rekhaben Dhavalakumar Parekh	LAN:2000311 0005252 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.12,49,721.74/- as on 08.11.2022	Physical on 03-12-2023	22-05-2026	Flat	Registered	Rs.57,000/-	Rs.5,70,000/-	03.07.2026 02:30 PM

**Description of the Secured Asset being auctioned:** Survey No.290, Block No.149, Plot No.32, Sky Villa, Sayan Kim Road, Moje Village Syadlagam, Tai.Oipad, Dist.Surat-394130

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)					

7.	Gurumurti Charan Jani / Binata Gurumurti Jani	LAN: 20003110005 322 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.11,22,901.69 /- as on 14-11-2022	Physical on 03-12-2023	22-05-2026	Independent House	Registered	Rs.56,000/-	Rs.5,60,000/-	03.07.2026 03:00 PM
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**Description of the Secured Asset being auctioned:** 149-25,sky Villa, Sayan Sugar Road, Syadla Olpad,394130, Gujarat

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)					

8.	Harsukh Popatbhai Kapadiya / Arvindbhai Popatbhai Kapadiya	LAN: 2000314000 2192 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.6,64,094.32/- as on 17.08.2022	Physical on 03-12-2023	22-05-2026	Independent House	Registered	Rs.43,500/-	Rs.4,35,000/-	03.07.2026 03:30 PM
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**Description of the Secured Asset being auctioned:** R.S .No.34, F .P .No. 146, Plot No.D-154, Hari Darshan Residency, Shekhpur, Tal-kamrej, Dist- Surat-395180

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)					

9.	Sanjay Bharebhai Panchal / Bharatbhai Kantilal Panchal / Sudheben Mohanlal Panchal	LAN: 200011000 07773 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.30,67,152.62 /- as on 16-06-2022	Physical on 05-07-2023	22-05-2026	Flat - 1455 Sq Ft. BUA: 1455 Sqft	Registered	Rs. 1,85,600/-	Rs. 18,56,000/-	16.06.2026 12:00 PM
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**Description of the Secured Asset being auctioned:** Block-D-flat No-D-204, Floor 2, abhishek Homes , Panchvati Area , Saij,382721, Gujarat, Kalol, Gandhinagar , Kalol (M), 382721, Saij, 2, Abhishek Homes

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)					

- 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-pones 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 : Surat, Gujarat  
 Date : 13.05.2026

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