Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts
Arcil office: The Ruby, 18th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Branch office: SCO.130, 131, 132, Apra Tower, 404, 4th Floor, Feroz Gandhi Market, Backside Hotel-A, Ludhiana: 141001
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 **Trusts mentioned in the below table** (pursuant to the assignment of financial asset vide registered Assignment Agreement(s), 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 Rules6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

PROPERTY 1 :

Sl No	BL/ Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding Amount As Per Sarfaesi Notice	Possession Type	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	1. VIPIN SHARMA 2. ANJU SHARMA	178000006618 & PIRAMAL CAPITAL AND HOUSING FINANCE LIMITED (Formerly Known as DHFL) now known as PIRAMAL FINANCE LIMITED	Arcil-Trust-2025-008	Rs. 1930873/- (Rupees Nineteen lakh Thirty Thousand Eight hundred and Seventy-Three Only) as on 21/06/2019 + further interest thereon + Legal Expenses **Demand Notice Dated:** 28-08-2019	Physical	16-08-26	Residential Land & Area – 202.22 Sq. Yards	EMD – 1,84,100/- (Rupees One Lakh Eighty-Four Thousand One Hundred Only)	Rs. 18,41,000/- (Rupees Eighteen Lakh Forty-One Thousand Only)	25-Aug-26 & 2:15 PM

Description of the Secured Asset being auctioned: Schedule A : All That Part And Parcel Of The Property Bearing No. Arjun Nagar, Kaithal, Tehsil & District: Ward No 2, Kaithal, Arjun Nagar, Kaithal Kaithal Haryana 136027 ; In The Name Of Mr. Vipin Sharma And situated within the Registration District of Kaithal, Haryana.

Pending Litigations known to Arcil	**NIL**	**Encumbrances / Dues Known To Arcil**	**NIL**
Last Date For Submission of Bid	**2 Hours before time of E-auction**	**Bid Increment amount:**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**Arcil- Trust-2025-008**	**Payable at Mumbai**	
RTGS details	**Bank name - HDFC Bank Trust Name - ARCIL-TRUST-2025-008** **Account Number- 57500001631544 RTGS/NEFT IFSC - HDFC0000542** **Branch - KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG , LOWER PAREL, MUMBAI 400013**		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9968707123 (Manjot.singh@arcil.co.in)		

PROPERTY 2 :

2.	1. MADAN 2. SUNITA	141000032475 & PIRAMAL CAPITAL AND HOUSING FINANCE LIMITED (Formerly Known as DHFL) now known as PIRAMAL FINANCE LIMITED	Arcil-Trust-2025-008	Rs. 3985542/- (Rupees Nine lakh, Ninety-Six thousand, five hundred and Forty-Two Only) as on 30/04/2018 + further Interest thereon + Legal Expenses **Demand Notice Dated:** 30-04-2018	Physical	16-08-26	Residential Land & Area – 169 Sq. Yards	EMD – 64,600/- (Rupees Sixty-Four Thousand Six Hundred Only)	RP - Rs. 6,46,000/- (Rupees Six Lakh Forty-Six Thousand Only)	24-Aug-26 & 12:00 PM

Description of the Secured Asset being auctioned: Schedule A : All Thet Piece Or Parcel Of Property Khasra No 797 Khewat No 393 Pundri, Kaithal, Kaithal-130044, Haryana. In The Name Of Mrs. Sunita And situated within the Registration District of Kaithal, Haryana

Pending Litigations known to Arcil	**NIL**	**Encumbrances / Dues Known To Arcil**	**NIL**
Last Date For Submission of Bid	**2 Hours before time of E-auction**	**Bid Increment amount:**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**Arcil- Trust-2025-008**	**Payable at Mumbai**	
RTGS details	**Bank name - HDFC Bank Trust Name - ARCIL-TRUST-2025-008** **Account Number- 57500001631544 RTGS/NEFT IFSC - HDFC0000542** **Branch - KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG , LOWER PAREL, MUMBAI 400013**		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9968707123 (Manjot.singh@arcil.co.in)		

PROPERTY 3 :

3.	1. RITU KASHYAP 2. AMIT KUMAR KASHYAP	141000031360 & PIRAMAL CAPITAL AND HOUSING FINANCE LIMITED (Formerly Known as DHFL) now known as PIRAMAL FINANCE LIMITED	Arcil-Trust-2025-008	Rs. 37,83,974/- (Rupees thirty seven lakhs eighty three thousand nine hundred and seventy four only) as on 16/01/2019 + further interest thereon + Legal Expenses **Demand Notice Dated:** 16-01-2018	Physical	16-08-26	Residential Land & Area - 400 Sq. Yards	EMD – 1,38,000/- (Rupees One Lakh Thirty-Six Thousand Only)	RP - Rs. 13,80,000/- (Rupees Thirteen Lakh Sixty Thousand Only)	25-Aug-26 & 5:00 PM

Description of the Secured Asset being auctioned: Schedule A : All Thet Part And Parcel Of The Property Bearing Khewat No. 220, Khatoni No.317, Khasra No.170/22/2.2 Kanal 0 Marla 8s 10/60 Share. i.e. 0 Kanal 13 Barsa As Per Jamabandi For The Year 2012-13, Mouja Tajewala, Tehsil Chhachhrauli, District Yamunanagar, Haryana-135103. In The Name of Mrs. Ritu Kashyap And situated within the Registration District of Yamunanagar, Haryana.

Pending Litigations known to Arcil	**NIL**	**Encumbrances / Dues Known To Arcil**	**NIL**
Last Date For Submission of Bid	**2 Hours before time of E-auction**	**Bid Increment amount:**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**Arcil- Trust-2025-008**	**Payable at Mumbai**	
RTGS details	**Bank name - HDFC Bank Trust Name - ARCIL-TRUST-2025-008** **Account Number- 57500001631544 RTGS/NEFT IFSC - HDFC0000542** **Branch - KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG , LOWER PAREL, MUMBAI 400013**		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9968707123 (Manjot.singh@arcil.co.in)		

PROPERTY 4 :

4.	1. RACHNA 2. MOHAN LAL 3. SUMER CHAND	293000031656 & PIRAMAL CAPITAL AND HOUSING FINANCE LIMITED (Formerly Known as DHFL) now known as PIRAMAL FINANCE LIMITED	Arcil-Trust-2025-008	Rs. 1498141/- (Rupees Fourteen lakh Ninety-Eight Thousand One Hundred Forty-One Only) as on 30/06/2020 + further interest thereon + Legal Expenses **Demand Notice Dated:** 27-10-2023	Physical	16-08-26	Residential Land & Area – 109.33 Sq. Yards	EMD – 2,09,000/- (Rupees Two Lakh Nine Thousand Only)	RP - Rs. 20,90,000/- (Rupees Twenty Lakh Ninety Thousand Only)	25-Aug-26 & 03:15 PM

Description of the Secured Asset being auctioned: Schedule A : All That Part And Parcel Of The Property Bearing No. Plot No.5A & 5B, PPD-2370117120B1, Kh.No 291, Gobindpura, Tyagi Garden Near Calcutta Nursery Yamuna Nagar Yamunanagar Haryana - 135001. In The Name of Mrs. Rachna And situated within the Registration District of Yamunanagar, Haryana.

Pending Litigations known to Arcil	**NIL**	**Encumbrances / Dues Known To Arcil**	**NIL**
Last Date For Submission of Bid	**2 Hours before time of E-auction**	**Bid Increment amount:**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**Arcil- Trust-2025-008**	**Payable at Mumbai**	
RTGS details	**Bank name - HDFC Bank Trust Name - ARCIL-TRUST-2025-008** **Account Number- 57500001631544 RTGS/NEFT IFSC - HDFC0000542** **Branch - KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG , LOWER PAREL, MUMBAI 400013**		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9968707123 (Manjot.singh@arcil.co.in)		

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, 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.
5. 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.
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.

Place : Haryana, Date : 16.07.2026 **Sd/- Authorised Officer, Asset Reconstruction Company (India) Ltd.**