



# Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of various ARCIL Trusts

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

Branch Address: 610, Sun Square, Near Hotel Regenta Central, Off C. G. Road, Navrangpura, Ahmedabad - 380 006.

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 Aro 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").

Sr. No.	Name of the Borrower/ Co-Borrower/s/ Guarantor/s/ Mortgagor/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.	Raju Lakhan / Poonam Lakhan	20008180003698 Bandhan Bank	Arcil-2024C-004-Trust	Rs 15,96,717/- on 20/10/2020 + Further interest Thereon + Legal Expenses Demand Notice- 21-10-2020	Physical Possession 25-02-2022	10-Mar-26	Land Area 532, BUA-1000	Registered	Rs. 90,900/-	Rs. 9,09,000/-	23-Mar-26 12:15 PM
Description of the Secured Asset being auctioned: Eastern Portion-69, Sector A, Krishnapuri Colony, Kodariya, Tehsil Mhow, 452001, Madhya Pradesh. Land Area 532, Bua-1000											
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-2024C-004-Trust				Payable at : Indore / Par			
RTGS details Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013											
2.	Rajesh Singh / Bhuri Bai Sisodiya	20008210000577 Bandhan Bank	Arcil-2024C-004-trust	Rs 15,26,153/- on 10/01/2022 + Further interest Thereon + Legal Expenses Demand Notice- 10/01/2022	Physical Possession 15-02-2022	10-Mar-26	Land Area 420, BUA 1160	Registered	Rs. 1,65,150/-	Rs. 16,51,500/-	23-Mar-26 01:00 PM
Description of the Secured Asset being auctioned: 95/2-PhNo.59, Village Bagdoon, Sector No.3, 454775, Madhya Pradesh. Land Area 420, Bua 1160											
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-2024C-004-Trust				Payable at : Indore / Par			
RTGS details Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013											
3.	Gokul Singh / Gajendra Singh	20008210000342 20008210000377 Bandhan Bank	Arcil-2024C-004-trust	Rs 10,32,306/- on 02-11-2021 + Further interest Thereon + Legal Expenses Demand Notice- 02-11-2021	Physical Possession 15-02-2023	10-Mar-26	Land Area 525, BUA-1050	Registered	Rs. 1,08,900/-	Rs. 10,89,000/-	23-Mar-26 03:45 PM
Description of the Secured Asset being auctioned: 7/4 7/5-92B South Part, Ekta Nagar Colony, Gram Banjari, 453441, Madhya Pradesh. Land Area 525, Bua-1050											
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-2024C-004-Trust				Payable at : Indore / Par			
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4.	Jagdish Rathore / Sunita Rathore	20008210000478 20008210000868 Bandhan Bank	Arcil-2024C-004-trust	Rs 8,07,835/- on 09-02-2022 + Further interest Thereon + Legal Expenses Demand Notice- 09-02-2022	Physical Possession 07-10-2023	11-Mar-26	Land Area 437, BUA-437	Registered	Rs. 1,00,350/-	Rs. 10,03,500/-	24-Mar-26 12:00 PM
Description of the Secured Asset being auctioned: EWS06, Omshri Residency, Mhow Neemuch Highway, Mhowgaon, 453441, Madhya Pradesh. Land Area 437, Bua-437											
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-2024C-004-Trust				Payable at : Indore / Par			
RTGS details Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013											
5.	Chandrapal Rathore/Piyush Chandrapal Rathore	20008110002831 Bandhan Bank	Arcil-2024C-004-trust	Rs 4,40,918/- on 20-10-2021 + Further interest Thereon + Legal Expenses Demand Notice- 19-10-2021	Physical Possession 10-03-2022	12-Mar-26	Land Area 257.37, BUA-514.74 Freehold	Registered	Rs. 74,880/-	Rs. 7,48,800/-	24-Mar-26 02:15 PM
Description of the Secured Asset being auctioned: 178 Middle Part, Shikharjeedham Colony, Near Vikas Nagar, Dewas, 455002, Madhya Pradesh. Land Area 257.37, Bua-514.74											
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known		
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6.	Adlina Chouhan / John Earnest Raj	20008140005468 Bandhan Bank	Arcil-2024C-004-trust	Rs 4,02,715/- on 10-12-2021 + Further interest Thereon + Legal Expenses Demand Notice- 10-12-2021	Physical Possession 05-06-2023	12-Mar-26	BUA-263 Sq.ft	Registered	Rs. 46,350/-	Rs. 4,63,500/-	24-Mar-26 03:15 PM
Description of the Secured Asset being auctioned: S-17 EWS, Shankeshwar City, Gram Jharkya, Indore, 452001, Madhya Pradesh. Bua-263 Sq Ft											
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-2024C-004-Trust				Payable at : Indore / Par			
RTGS details Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013											

Sr. No.	Name of the Borrower/ Co-Borrower/s/ Guarantor/s/ Mortgagor/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
7.	Ranjita Lodhi / Rajkumar Lodhi	20008140004248 Bandhan Bank	Arcil-2024C-004-trust	Rs 2,33,948/- on 18-10-2021 + Further interest Thereon + Legal Expenses Demand Notice- 19-10-2021	Physical Possession 16-05-2023	12-Mar-26	BUA-172 Sq Ft	Registered	Rs. 46,080/-	Rs. 4,60,800/-	24-Mar-26 03:45 PM
Description of the Secured Asset being auctioned: 11 EWS, Nariman Point, Pipliya Kumar, Indore, 452001, Madhya Pradesh. Bua-172 Sq Ft											
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known		
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RTGS details Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013											
8.	Vijay Sugachand Jain / Sunita Vijay Jain / Parshvanath Traders	601607210175514 Fullerton India	Arcil-Retail Loan Portfolio-053 A Trust	Rs 50,38,951.98/- on 12-07-2024 + Further interest Thereon + Legal Expenses Demand Notice- 12-07-2024	Possession under section 13(4) 07-10-2024	13-Mar-26	Flat- BUA- 800 Sq. Ft. FLAT	Registered	Rs. 1,65,000/-	Rs. 16,50,000/-	24-Mar-26 5:45 PM
Description of the Secured Asset being auctioned: Ground Floor Flat No. G-2 Palash Palace Plot No. 13B Sanchar Nagar Part B Indore Village Khajrana Indore Flat- Bua: 800 Sq. Ft.											
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-053 A Trust				Payable at : Indore / Par			
RTGS details Account No.: 57500000373024, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013											
9.	Sandeep Ojha / Kanchan Ojha	601607210175520 Fullerton India	Arcil-Retail Loan Portfolio-053 A Trust	Rs 31,04,176/- on 27/09/2018 + Further interest Thereon + Legal Expenses Demand Notice- 27/09/2018	Physical Possession u/s Sec. 13(4)	14-Mar-26	Residential Land - 966 Sq.Ft Cons - 1206 Sq.Ft	Registered	Rs. 2,10,000/-	Rs. 21,00,000/-	24-Mar-26 6:00 PM
Description of the Secured Asset being auctioned: Plot No. B-48 Prabharam Oyster City Village Kalil Billod Tehsil Depalpur District Indore Indore Residential Land - 966 Sq.ft. Cons - 1206 Sq.ft.											
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-053 A Trust				Payable at : Indore / Par			
RTGS details Account No.: 57500000373024, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013											
10.	Nandkishore Patidar / Mohita Patidar	20008040002245 20008040002790 Bandhan Bank	Arcil-2024C-004-trust	Rs 45,71,345/- on 04-05-2022 + Further interest Thereon + Legal Expenses Demand Notice- 04-05-2022	Physical Possession 16-05-2023	13-Mar-26	Land Area 2039, BUA-2077	Registered	Rs. 3,92,040/-	Rs. 39,20,400/-	24-Mar-26 04:45 PM
Description of the Secured Asset being auctioned: Rward No. 01-New H No. 18 N 19, Ambika, Saitana Marg, Nr Bus Stand Gram Dhamnod Tehsil Ratlam, 457001, Madhya Pradesh Land Area 2039, Bua- 2077											
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known		
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RTGS details Account No.: 57500000373024, 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-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 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/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: 19.02.2026

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