



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 where 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-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. | Harendra Hasmukhbhai Bhagat / Anitaben Harendra Bhagat / Sandipkumar Hasmukhbhai Solanki | LAN:20003040004356 / '20003040004240 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 8,50,648 /- as on 29.01.2020 | Physical on 06-07-2021 | 25.04.2026 | House / Land Area : 435 Sq Ft Built up Area : 412 Sq Ft | Registered | Rs. 76,000/- | Rs.7,60,000/- | 16.05.2026 12:30 PM |

Description of the Secured Asset being auctioned: Final Plot No. - 26 Paiky Sub Plot 26 B Survey No. - 136-3-B; 26-B Hariom Residency Ankleshwar Anklesvar (Ina) Anklesvar Bharuch Gujarat - 393001

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| 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)) | | |

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| 2. | Harshadbhai Kantilal Patel / Sagar H Patel / Vinaben Harshadbhai Patel | LAN:20003040004676 / '20003040004474 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 9,51,308 /- as on 01.01.2020 | Physical on 26-10-2021 | 25.04.2026 | Flat / Carpet Area : 904 Sq Ft | Registered | Rs. 87,500/- | Rs. 8,75,000/- | 16.05.2026 04:00 PM |
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Description of the Secured Asset being auctioned: Final Plot No. - City Survey No.510,520/1 , Survey No. -Ward No.1; C-203 Sahajanand Residency,Dandia Bazar Bharuch Gujarat - 392001

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| 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)) | | |

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| 3. | Saraswati Hardware And Plywood / Yogitaben Anilbhai Ghoghari / Anilbhai V Ghoghari | LAN:1497952 / 2/ 11757154 IDFC First Bank Limited (IDFC FIRST) | Arcil-Trust-2025C-008 | Rs. 79,32,677.35/- as on 08-06-2019 | Physical / 26-04-2022 | 25.04.2026 | Shops-BUA : 837 Sq. Ft. | Registered | Rs. 1,80,000/- | Rs. 18,00,000/- | 16.05.2026 04:30 PM |
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Description of the Secured Asset being auctioned: Residential property located at **Property-1** - Immovable 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 Paikee 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**-Immovable 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

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| 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-Trust-2025C-008 | | Payable at : Ahmedabad / Par |
| RTGS Details | Account No.: 57500001631544 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)) | | |

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| 4. | Chintan B Vasava / Babubhai Himatbhai Vasava / Bhavnaben B Vasava | LAN:20003040004250 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 11,83,898 /- as on 21.05.2022 | Physical on 27-12-2023 | 25.04.2026 | Flat / Carpet Area : 904 Sq Ft | Registered | Rs. 1,31,000/- | Rs. 13,10,000/- | 16.05.2026 12:00 PM |
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Description of the Secured Asset being auctioned: Flat admeasuring about 84.05 Sq. mtr. situated at Final Plot No - City Survey No.309/1, Ward No.3, Survey No. - 32, Block/Building No. - NIA. House No. - Flat 211 , Floor - 2nd Floor, Building/Society Name - Rang Pravesh, Street No./Name - B/H Rotary Club, Area - Bharuch, City - Bharuch-392001

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| 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)) | | |

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| 5. | Mukundbhai Ganeshbhai Parmar / Ganeshbhai Raghobhai Parmar / Narmadaben Ganeshbhai Parmar | LAN: 20003040003846 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 6,68,357 /- as on 22.03.2022 | Physical on 15-04-2023 | 25.04.2026 | 456 Sq. Ft. BUA 311 | Registered | Rs. 69000 | Rs.6,90,000/- | 16.05.2026 04:15 PM |
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Description of the Secured Asset being auctioned: 133/1-70, Shiv Dhara Residency, ONGC Point Road, Opp Gokuldharm Residency, 393001, Gujarat , Anklesvar , Bharuch, Andada (CT), 39300 , Opp Gokuldharm Residency, Shiv Dhara Residency

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| 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)) | | |

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| 6. | Daxa Prakash Dhanak / Prakash Ramjibhai Dhanak / Ms. K. Prakash Jewellers | LAN:1343760001019 & 13435600002797 Federal Bank | Arcil-Retail Loan Portfolio-029-B-Trust | Rs. 3,01,36,427.00/- as on 09-04-2022 | Physical on 17-05-2023 | 25.04.2026 | BUA : 3305 Sq.Ft. | Registered | Rs. 14,00,000/- | Rs. 1,40,00,000/- | 16.05.2026 05:00 PM |
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Description of the Secured Asset being auctioned: Flat admeasuring about 84.05 Sq. mtr. situated at Final Plot No - City Survey No.309/1, Ward No.3, Survey No. - 32, Block/Building No. - NIA. H.No. Flat 211, Floor 2nd Floor, Building/Society Name - Rang Pravesh, Street No./Name - B/H Rotary Club, Area - Bharuch, City - Bharuch-392001

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| 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-Retail Loan Portfolio-029-B-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)) | | |

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 : Gujarat
Date : 14.04.2026

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