

Asset Reconstruction Company (India) Ltd.,

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 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

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 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").

SL. 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.	Maheshkumar Ramanlal Patel / Nikeetaben Vishanubhai Patel	LAN: '20001100002173 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 6,34,416.5/- as on 19-04-2022	Physical on 04-06-2023	16-02-2026	FLAT : BUA : 850 Sq Ft	Registered	Rs. 1,34,000/-	Rs. 13,40,000/-	12.03.2026 02:00 PM

Description of the Secured Asset being auctioned: Flat No. 303, 3rd Floor, Fortune Empire, B/s. Shivam Plaza, Nr. Kalol-Khatraj Road, District Gandhinagar 382721

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	Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)																	

2.	Dishant Manubhai Vaghela / Sushilaben Manubhai Vaghela	LAN: 20001100007988 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 12,88,185.87/- as on 17.06.2022	Physical on 24-06-2023	16-02-2026	House / Land :: 384 Sq Ft BUA : 350 Sq Ft	Registered	Rs. 88,000/-	Rs. 8,80,000/-	12.03.2026 02:30 PM
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Description of the Secured Asset being auctioned: Row House No-30,baleshwar Park , Railway East, Arsodia,382721 , Gujarat, Kalol , Gandhinagar, Kalol (m) , 382721 , Arsodia, , Baleshwar Park

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															
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3.	Ghanshyambhai Bachubhai Mistri / Naranbhai Bachubhai Suthar	LAN: 20001100005546 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 112,1414.20/- as on 23-08-2021	Physical on 02-10-2022	16-02-2026	Flat BUA : 1017 Sq Ft	Registered	Rs. 1,12,500/-	Rs. 11,25,000/-	12.03.2026 03:00 PM
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Description of the Secured Asset being auctioned: Block-d-flat No-D-205, Floor 2,umiya Residency , Opp-Sindbad Hotel , Highway Road,382721 , Gujarat , Kalol G , Gandhinagar , Kalol (M) , 382721 , Highway Road , 2 , Umiya Residency

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	Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)																	

4.	Manojkumar Kishorlal Bhatiya / Alpana Hirdey Bhatia	LAN: 20001100003566 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 12,81,496.67/- as on 26-08-2021	Physical on 19-06-2022	16-02-2026	Flat Land : BUA : 810 Sq Ft	Registered	Rs. 89,500/-	Rs. 8,95,000/-	12.03.2026 03:30 PM
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Description of the Secured Asset being auctioned: Flat No. D/201,2nd Floor, Umiya Residency, Opp. Janpath Petrol Pump, At. Kalol, District Gandhinagar 382721

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															
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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: 24-01-2026

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