Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts
Arcil office: The Ruby, 19th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Branch office: A-409, ATMA House Near Fatta Chambers (Times of India), Opp Lal Gulbai (Old RBI Building),
Premier ARC Ashram Road, Ahmedabad - 380 009, Gujarat., Website: https://auction.arcil.co.in; CIN-U65999MH2016PLC134864

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 assets 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 Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sl No	Name of the Borrower / Co-Borrowers / Guarantors / 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.	Rupesh Balsaresa Dnyankar/ Shobha Balsaresa Dnyankar	LAN: 14146098 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 7,67,521.59/- as on 17.02.2022	Physical on 08.02.2024	29.07.2026	Plot-44.65 sq.mtrs	Registered	Rs. 31,000/-	Rs. 3,10,000/-	11.08.2026 at 02:00pm

Description of the Secured Asset being auctioned: All The Piece And Parcel Of The Immovable Property Premises Of Plot No 393 Admeg 53.38 sq yard i.e. 44.65 sq mtrs Along With Undivided Shares In The Land Of Road And COP In Vishwas Residency Situated At Block No 322 Moje Village Kuvarda Taluka Mangrol 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-Trust-2025C-008**	**Payable at : Ahmedabad / Pur**	
RTGS details	**Account No.: 57500001537383 Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013**		
Name of Contact person & number	Iqbal Alam - 9958159453 (iqbal.alam@arcil.co.in), Piyush Gupta – 96078 57072 (piyush.gupta@arcil.co.in) , Ankit Barot – 9033099456 (ankit.barot@arcil.co.in)		

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2.	Salmon Babu Madekulai Medakulla Rajeshri	LAN: 29991063 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-009	Rs. 6,41,775.02/- on 12-12-2019	Physical on 21-02-2022	29.07.2026	188 sq ft	Registered	Rs. 16,000/-	Rs. 1,60,000/-	11.08.2026 at 02:30pm

Description of the Secured Asset being auctioned: 307, Vrundavan Residency Near Anmol Residency Jolva Kadodara Surat.

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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-009**	**Payable at : Ahmedabad / Pur**	
RTGS details	**Account No.: 57500001537383 Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013**		
Name of Contact person & number	Iqbal Alam - 9958159453 (iqbal.alam@arcil.co.in), Piyush Gupta – 96078 57072 (piyush.gupta@arcil.co.in) , Ankit Barot – 9033099456 (ankit.barot@arcil.co.in)		

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3.	Santoshkumar S Pangrani/ Gauribai Santoshkumar Pangrani	LAN: 17612684 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 10,36,282.73 /- as on 30-10-2019	Physical / 14-09-2021	30.07.2026	73.33 sq mtrs	Registered	Rs. 31,500/-	Rs. 3,15,000/-	12.08.2026 at 12:45pm

Description of the Secured Asset being auctioned: Plot No 66 Nilkanth Villa Moje Kuvarda Taluka Mangrol District Surat Gujarat 394410

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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 / Pur**	
RTGS details	**Account No.: 57500001537383 Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013**		
Name of Contact person & number	Iqbal Alam - 9958159453 (iqbal.alam@arcil.co.in), Piyush Gupta – 96078 57072 (piyush.gupta@arcil.co.in) , Ankit Barot – 9033099456 (ankit.barot@arcil.co.in)		

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4.	Sunesh Dubey/ Priyanka Dubey	LAN: 29691715 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 99,98,307 /17 / 11-06-2021	Physical / 27-01-2022	30.07.2026	Flat-BUA-270 Sq. Ft	Registered	Rs. 23,000/-	Rs. 2,30,000/-	12.08.2026 at 03:15pm

Description of the Secured Asset being auctioned: All That Piece And Parcel Of Immovable Property Premises Of Flat No 406 Admeg 491 Sq Ft I.E. 45.63 Sq Mtrs Super Built Up Area Equivalent To 270 Sq Ft Alongwith Undivided Share Admeg 4.98 Sq Mtrs In Ground Land Fourth Floor Vrundavan Residency Situated In State Gujarat District Surat Sub District And Taluka Palsana Moje Jolwa Bearing R.S. No 104 Block No 105 N.A. Land Pakwa Developed As Anmol Residency Vibhag 1 Plot Pakwa Plot No A/GB/anA/201.

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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 / Pur**	
RTGS details	**Account No.: 57500001537383 Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013**		
Name of Contact person & number	Iqbal Alam - 9958159453 (iqbal.alam@arcil.co.in), Piyush Gupta – 96078 57072 (piyush.gupta@arcil.co.in) , Ankit Barot – 9033099456 (ankit.barot@arcil.co.in)		

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5.	Sureshkumar Jagdishbapsaraf Kuldip/ Ramkali Jagdishbapsaraf Kuldip	LAN: 17643235 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 11,29,437.09/- as on 15.04.2021	Physical / 25-01-2022	30.07.2026	45.81 sq mtrs	Registered	Rs. 31,500/-	Rs. 3,15,000/-	12.08.2026 at 05:00 pm

Description of the Secured Asset being auctioned: All The Piece And Parcel Of Immovable Property Being Plot No 371 Admeg 54.89 Sq Yard I.E. 45.91 Sq Mtrs Alongwith Undivided Share In The Land Of Road And COP In Vishwa Residency Situated At Block No 322 Admeg 34368 Sq Mtrs Of Moje Village Kuvarda Taluka Mangrol District 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-Trust-2025C-009**	**Payable at : Ahmedabad / Pur**	
RTGS details	**Account No.: 57500001537383 Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013**		
Name of Contact person & number	Iqbal Alam - 9958159453 (iqbal.alam@arcil.co.in), Piyush Gupta – 96078 57072 (piyush.gupta@arcil.co.in) , Ankit Barot – 9033099456 (ankit.barot@arcil.co.in)		

Sl No	Name of the Borrower / Co-Borrowers / Guarantors / 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
6.	Vikash Kumar/ Lalita Devi	LAN: 23915308 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 7,97,040.91 as on 22.11.2022	Physical / 08.06.2023	30.07.2026	Land Having Total Admeg 34368 Sq Mtrs	Registered	Rs. 31,000/-	Rs. 3,10,000/-	12.08.2026 at 05:15 pm

Description of the Secured Asset being auctioned: All The Piece And Parcel Of Block no 322 Land Having Total Admeg 34368 Sq Mtrs Residential Purpose Non Agricultural Land In Which Building Known As Vishwas Residency In Which Final Plot No 68 Having Total Admeg 44.65 Sq Mtrs Including Road And CP Out Of Which Unsold Share With All Rights At Moje Kuvarda Sub Dist Mangrol Dist Surat State 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-Trust-2025C-008**	**Payable at : Ahmedabad / Pur**	
RTGS details	**Account No.: 57500001537383 Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013**		
Name of Contact person & number	Iqbal Alam - 9958159453 (iqbal.alam@arcil.co.in), Piyush Gupta – 96078 57072 (piyush.gupta@arcil.co.in) , Ankit Barot – 9033099456 (ankit.barot@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, 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.
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 9(5) of the Rules and the Act.

Place : Surat, Gujarat
Date : 19.07.2026

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