

Arcil

Premier ARC

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 / 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.	Sailesh Bharatbhai Palan / Kalpana Shailesh Palan	LAN:2000208002331 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 5,64,450.04 /-as on 24.06.2019	Physical on 19-07-2023	18th February 2026	House /House Land : 630 Sq Ft BUA : 447 Sq Ft	Registered	Rs. 42,800/-	Rs. 4,28,000/-	04.03.2026 12:00 PM
Description of the Secured Asset being auctioned: Survey No:18 House No:508 Ravechi Nagar; Opp Shanidev Temple Meghpar Anjar Kachchh Gujarat - 370110											
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.	Dhanji Meghijbhai Fufal / Ratanben Dhanji Maheshvari	LAN: 20002080004027 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 9,57,019.76 /-as on 28.01.2021	Physical on 12-12-2023	18th February 2026	House / House Land : 904 Sq Ft BUA : 635 Sq Ft	Registered	Rs. 70,100/-	Rs. 7,01,000/-	04.03.2026 12:30 PM
Description of the Secured Asset being auctioned: Immoveable property admeasuring about 636.00 sq. ft. 110 Fp#115; 115 Viii Mota Nagai par Anjar Anjar Kachchh Gujarat - 370110											
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)									

3.	Ganeshpuri Rampuri Gusai / Rampuri Gompuri Gusai/ Sonuben Rampuri Gusai	LAN: 20002080003785 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 6,62,613.29 /-as on 16.01.2019	Physical on 18-07-2023	18th February 2026	House / House Land : 900 Sq Ft BUA : 576 Sq Ft	Registered	Rs. 59,400/-	Rs. 5,94,000/-	04.03.2026 02:00 PM
Description of the Secured Asset being auctioned:Immoveable property, 14 Fp#428;428 Ratan Residency;BhSwaminarayanagar Vill-Ratatallav Satapur Anjar Kachchh Gujarat -370110.											
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.	Jagdish H Girgilani / Rukmaniben Jagdish Girgilani	LAN: 20002080003762 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 7,31,233.34/-as on 19.04.2021	Physical on 19-07-2023	18th February 2026	House / House Land : 581 Sq Ft BUA : 377 Sq Ft	Registered	Rs. 68,300/-	Rs. 6,83,000/-	04.03.2026 02:30 PM
Description of the Secured Asset being auctioned:Immoveable property ad measuring about 377.00 sq. ft. 445 Fp#120; 120 Hari Om Nagar; Behind Galpadar Village Varsamedi Anjar Kachchh Gujarat - 370205											
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)									

5.	Mahadevabhai Panchabhai Barariya / Sangitaben Mahadeva Barariya	LAN: 20002080004981 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 7,06,752.80 /-as on 01.02.2021	Physical on 18-07-2023	18th February 2026	House / House Land : 517 Sq Ft BUA : 313 Sq Ft	Registered	Rs. 59,000/-	Rs. 5,90,000/-	04.03.2026 03:00 PM
Description of the Secured Asset being auctioned:Immoveable property admeasuring about 313.00 sq. ft. 772 Fp#40;AAkshar Dham 2; Opp Welspun Varsamedi Anjar Kachchh Gujarat - 370110											
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)									

6.	Ashok Ramchand Sadhavani / Hemlata Ashok Sadahavani	LAN: 20002080003505 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 8,97,305.52 /-as on 01.02.2021	Physical on 30-11-2023	18th February 2026	House / House Land : 584 Sq Ft BUA : 389 Sq Ft	Registered	Rs. 65,500/-	Rs. 6,55,000/-	04.03.2026 03:30 PM
Description of the Secured Asset being auctioned: Immoveable property admeasuring about 442.00 sq. ft. 447/2 Fp#31 ;31 Behind Galpadar Village Varsamedi Anjar Kachchh Gujarat - 370201											
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)									

7.	Mohamad Imtiyaz Alam / Mohammad Sarfaraj Sheikh	LAN: 20002080003327 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 8,04,180.60 /-as on 19.03.2020	Physical on 30-11-2023	18th February 2026	House / House Land : 584 Sq Ft BUA : 496 Sq Ft	Registered	Rs. 74,500/-	Rs. 7,45,000/-	04.03.2026 04:00 PM
Description of the Secured Asset being auctioned : Immoveable property ad measuring about 497.00 sq. ft. ' 447/2 Fp#46;46 Nr Bagshree Township Varsamedi Anjar Kachchh Gujarat - 370110											
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)									

8.	Akshaykumar Rameshbhai Patel / Sangitaben Rameshbhai Patel	LAN: 20001100008909 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 7,02,050.11 /-as on 16.05.2023	Physical on 17-08-2023	18th February 2026	House / House Land : 584 Sq Ft BUA : 496 Sq Ft	Registered	Rs. 65,000/-	Rs. 6,50,000/-	04.03.2026 05:30 PM
Description of the Secured Asset being auctioned : Immoveable property admeasuring about 408.88 sq. ft. URVEY N0.455, New Block-587,flat N0-303, Maval Complex, Highwayroad, Chhatral, Ta. Kalol, Dist: Gandhinagar-382729.											
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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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)									

Terms and Conditions:

1. 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 8(5) of the Rules and the Act.

Place: Gujarat

Date: 19th January 2026

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

20x44