



# 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.

Premier ARC

Branch Address: 416 B, D.M.Tower, Near Janjalewala Square, New Palasia, Indore - 452001, MADHYA PRADESH Website: <https://auction.arcil.co.in> • CIN: U65999MH2002PLC13484

## 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 properties 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").

Sr. No.	Name of the Borrower / Co-Borrowers / Guarantor/s / Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 10/12/2021	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.	Adlina Chouhan / John Earnest Raj	20008140005468 Bandhan Bank	Arcil - 2024C - 004 - Trust	Rs. 4,02,715/- (Four lakh two thousand seven hundred fifteen rupees) - as on 10/12/2021 + Further interest Thereon + Legal Expenses	Physical Possession 05/06/2023	25-May-26	BUA 263 sq. ft. Flat	Registered	Rs. 41,700/- Rupees Forty One Thousand, Seven Hundred Only	Rs. 4,17,000/- Rupees Four Lakh, Seventeen Thousand Only	08-07-2026 11:30 AM
<b>Description of the Secured Asset being auctioned:</b> Flat No. S-17 E.W.S./Informal Area, Second Floor, Shankeshwar City Village Jakhya Tehsil Sanver Distt. Indore M.P., Admeasuring Built Up Area 263 Sq. Ft. (24.44 Sq. Mtr.) and <b>Boundaries:</b> East: Flat No. S-18. West: Flat No. S-16. North: Open Space. South: Open Space. BUA 263 sq. ft. Property owned by Adlina Chouhan.											
<b>Pending Litigations known to ARCIL</b>			<b>Not Known</b>			<b>Encumbrances/Dues known to ARCIL</b>			<b>Not Known</b>		
<b>Last Date for submission of Bid</b>						Same day 2 hours before Auction					
<b>Demand Draft to be made in name of:</b>						Arcil - 2024C - 004-Trust					
<b>RTGS details</b> Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013											
<b>Name of Contact Person &amp; Number:</b> Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 9687657072 (piyush.gupta@arcil.co.in).											
2.	Chandrapal Rathore / Piyush Chandrapal Rathore	20008110002831 Bandhan Bank	Arcil - 2024C - 004 - Trust	Rs. 4,40,918/- (Four lakh forty thousand nine hundred eighteen rupees) - as on 20/10/2021 + Further interest Thereon + Legal Expenses	Physical Possession 10/03/2022	26-May-26	Land Area 257.37 / BUA 514.74 sq. ft. House	Registered	Rs. 67,400/- Rupees Sixty Seven Thousand Four Hundred Only	Rs. 6,74,000/- Rupees Six Lakh, Seventy Four Thousand Only	08-07-2026 11:45 AM
<b>Description of the Secured Asset being auctioned:</b> Plot No. 178 Center Part, Situated at Shikharji Dham Colony Dewas (M.P.) Size: Total Area - 23.92 Sq. Mtr. <b>Boundaries:</b> East: Plot No. 178 Remaining Part West: Plot No. 179 South: Colony Road Land Area 257.37 / BUA 514.74 sq. ft. Property owned by Piyush Chandrapal Rathore.											
<b>Pending Litigations known to ARCIL</b>			<b>Not Known</b>			<b>Encumbrances/Dues known to ARCIL</b>			<b>Not Known</b>		
<b>Last Date for submission of Bid</b>						Same day 2 hours before Auction					
<b>Demand Draft to be made in name of:</b>						Arcil - 2024C - 004-Trust					
<b>RTGS details</b> Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013											
<b>Name of Contact Person &amp; Number:</b> Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 9687657072 (piyush.gupta@arcil.co.in).											
3.	Gokul Singh / Gajendra Singh	2000821000377 / 2000821000342 Bandhan Bank	Arcil - 2024C - 004 - Trust	Rs. 10,32,306/- (Ten lakh thirty two thousand three hundred six rupees) - as on 02/11/2021 + Further interest Thereon + Legal Expenses	Physical Possession 15/02/2023	29-May-26	Land area 525 sq. ft. BUA 1050 sq. ft. House	Registered	Rs. 98,100/- Rupees Ninety Eight Thousand, One Hundred Only	Rs. 9,81,000/- Rupees Nine Lakh, Eighty One Thousand Only	08-07-2026 4:15 PM
<b>Description of the Secured Asset being auctioned:</b> All that part and parcel of the immovable property situated at 7/4 7/5 Fp#92 B South Part, 7/4 7/5 92 B South Part Ekta Nagar Colony Gram Banjarji Banjarji Mhow Indore Madhya Pradesh - 453441 and which is <b>bounded as follows:</b> On the North: Plot No. 92 A On the South: Plot No. 93 A On the East: Rest Part Of Plot No. 92 On the West: Colony Road Land area 525 sq. ft. BUA 1050 sq. ft. Property owned by Gokul Singh.											
<b>Pending Litigations known to ARCIL</b>			<b>Not Known</b>			<b>Encumbrances/Dues known to ARCIL</b>			<b>Not Known</b>		
<b>Last Date for submission of Bid</b>						Same day 2 hours before Auction					
<b>Demand Draft to be made in name of:</b>						Arcil - 2024C - 004-Trust					
<b>RTGS details</b> Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013											
<b>Name of Contact Person &amp; Number:</b> Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in).											
4.	Jagdish Rathore / Sunita Rathore	20008210000478 / 20008210000868 Bandhan Bank	Arcil - 2024C - 004 - Trust	Rs. 8,07,835/- (Eight lakh seven thousand eight hundred thirty five rupees) - as on 09/02/2022 + Further interest Thereon + Legal Expenses	Physical Possession 07/10/2023	20-May-26	Land / BUA 437 sq. ft. House	Registered	Rs. 90,500/- Rupees Ninety Thousand, Five Hundred Only	Rs. 9,05,000/- Rupees Nine Lakh, Five Thousand Only	09-07-2026 12:45 PM
<b>Description of the Secured Asset being auctioned:</b> All that piece and parcel of the property admeasuring 270.00 sq. mtrs. situated at 11/1 12/1 11/2 12/2 11/4 11/5 Fp#EWS 06.Ews 06 Onshri Residency: Mhow Neemuch Highway Mhow Indore Madhya Pradesh - 453441 owned by Mr Jagdish Rathore and the same is <b>bounded by:</b> On or towards North: Plot No. EWS 05 On or towards East: Road On or towards West: Plot No. LIG 13 On or towards South: Plot No. EWS 07 Land / BUA 437 sq. ft.											
<b>Pending Litigations known to ARCIL</b>			<b>Not Known</b>			<b>Encumbrances/Dues known to ARCIL</b>			<b>Not Known</b>		
<b>Last Date for submission of Bid</b>						Same day 2 hours before Auction					
<b>Demand Draft to be made in name of:</b>						Arcil - 2024C - 004-Trust					
<b>RTGS details</b> Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013											
<b>Name of Contact Person &amp; Number:</b> Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in).											
5.	Mohita Patidar W/O Late Nandkishore Patidar / Mohita Patidar	20008040002245 / 20008040002790 Bandhan Bank	Arcil - 2024C - 004 - Trust	Rs. 45,71,345/- (Forty five lakh seventy one thousand three hundred forty five rupees) - as on 04/05/2022 + Further interest Thereon + Legal Expenses	Physical Possession 16/05/2023	21-May-26	Land area 2039 sq. ft. / BUA 2077 sq. ft. House	Registered	Rs. 3,52,800/- Rupees Three Lakh, Fifty Two Thousand, Eight Hundred Only	Rs. 35,28,000/- Rupees Thirty Five Lakh, Twenty Eight Thousand Only	09-07-2026 4:15 PM
<b>Description of the Secured Asset being auctioned:</b> Survey No. Deed No. 590 And 589 Date 24/03/2014; Final Plot No. Old H No. 152; Ward No. 01; New H No. 18 N 19; Ambika; Saliana Marg; Nr. Bus Stand Gram Dhamnod Tehsil Ratlam; Ratlam (M.P.); Ratlam (M.P.); Madhya Pradesh - 457001 Land area 2039 sq. ft. / BUA 2077 sq. ft. Property owned by Nandkishore Patidar.											
<b>Pending Litigations known to ARCIL</b>			<b>Not Known</b>			<b>Encumbrances/Dues known to ARCIL</b>			<b>Not Known</b>		
<b>Last Date for submission of Bid</b>						Same day 2 hours before Auction					
<b>Demand Draft to be made in name of:</b>						Arcil - 2024C - 004-Trust					
<b>RTGS details</b> Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mill Compund Branch, Senapati Bapat Marg, Lower Parel, Mumbai - 400013											
<b>Name of Contact Person &amp; Number:</b> Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in).											
6.	Poonam Lakhani W/o Raju Lakhani / Adarsh Lakhani S/o Raju Lakhani / Muskan Lakhani D/o Raju Lakhani / And all other first line legal heirs and successors in title to the property and estate of Mr. Raju Lakhani	20008180003698 Bandhan Bank	Arcil - 2024C - 004 - Trust	Rs. 15,96,717/- (Fifteen lakh ninety six thousand seven hundred seven rupees) - as on 20/10/2020 + Further interest Thereon + Legal Expenses	Physical Possession 25-Feb-22	20-May-26	Land area 532 sq. ft. / BUA 1000 sq. ft. House	Registered	Rs. 83,600/- Rupees Eighty Three Thousand, Six Hundred Only	Rs. 8,36,000/- Rupees Eight Lakh, Thirty Six Thousand Only	10-07-2026 12:45 PM
<b>Description of the Secured Asset being auctioned:</b> All that piece and parcel of the immovable property admeasuring about 958.00sq. ft. 69 Fp#65; Eastern Portion 69 Sector A/Krishnapur Colony Kodariya Teh Mhow Indore Madhya Pradesh - 452001 and same <b>bounded as under:</b> On or towards North: colony road On or towards East: Plot No. 88 On or towards West: rest part South: Plot No. 70 71 Land area 532 sq. ft. / BUA 1000 sq. ft. Property owned by Poonam Lakhani.											
<b>Pending Litigations known to ARCIL</b>			<b>Not Known</b>			<b>Encumbrances/Dues known to ARCIL</b>			<b>Not Known</b>		
<b>Last Date for submission of Bid</b>						Same day 2 hours before Auction					
<b>Demand Draft to be made in name of:</b>						Arcil - 2024C - 004-Trust					
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<b>Name of Contact Person &amp; Number:</b> Iqbal Alam 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in).											
7.	Ranjita Lodhi / Rajkumar Lodhi	20008140004248 Bandhan Bank	Arcil - 2024C - 004 - Trust	Rs. 2,33,948/- (Two lakh thirty three thousand nine hundred forty eight rupees) - as on 18/10/2021 + Further interest Thereon + Legal Expenses	Physical Possession 16/05/2023	02-Jun-26	BUA 172 sq. ft. Flat	Registered	Rs. 41,500/- Rupees Forty One Thousand, Five Hundred Only	Rs. 4,15,000/- Rupees Four Lakh, Fifteen Thousand Only	10-07-2026 2:45 PM
<b>Description of the Secured Asset being auctioned:</b> Survey No: 97 97/10/11/101/2/1; Final Plot No. 11 Ews: 11 Ews; Nariman Point; Piliya Kumar; Indore, Indore (M.P.); Indore (M.P.); Madhya Pradesh - 452001. And Property owned by Mrs. Ranjita Lodhi and the same is <b>bounded by:</b> On or towards North: Flat No. 10 of Second Floor in Block EWS On or towards East: Lobby On or towards West: Flat No. 12 of Second Floor in Block EWS On or towards South: Lobby BUA 172 sq. ft.											
<b>Pending Litigations known to ARCIL</b>			<b>Not Known</b>			<b>Encumbrances/Dues known to ARCIL</b>			<b>Not Known</b>		
<b>Last Date for submission of Bid</b>						Same day 2 hours before Auction					
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<b>Name of Contact Person &amp; Number:</b> Iqbal Alam 9958195453 (iqbal.alam@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 Authorized 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: 08.06.2026

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