# 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. | Bittu Nandkishor Avasthi / Jayaben Bittu Avasthi | LAN:20001100 005146 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 2,81,651.60 /- as on 17.12.2021 | Physical on 28-08-2022 | 20/02/2026 | Flat / Flat - BUA : : 437 Sq Ft | Registered | Rs. 37,200/- | Rs. 3,72,000/- | 05.03.2026 12:00 PM |

**Description of the Secured Asset being auctioned:** Immoveable property admeasuring about 40.61 sq.mt. Conso Block No-980,Biock-P,Fiat No-P/303;Galaxy Flat, Lunasan Road, High Way, Chhatral, Ta.Kalol , Dist. Gandhinagar.-382729

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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** | 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) | | |

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| 2. | Maheshkumar Shivnarayan Varma / Sunitabai | LAN:2000110000 6663 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 7,22,963.06 /- as on 25.10.2022 | Physical on 30-09-2023 | 20/02/2026 | Flat / Flat - BUA : : 406 Sq Ft | Registered | Rs. 61,000/- | Rs. 6,10,000/- | 05.03.2026 12:30 PM |

**Description of the Secured Asset being auctioned:** Immoveable property admeasuring about 37.74 sq.mt. Conso Block-980,flat No-c-107 Galaxy Flat,lunasan Road,highway Road, At:- Chhatral;ta:· Kalol, Dist:- Gandhinagar-382729.

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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** | 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) | | |

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| 3. | Mahendra Lalchand Yadav / Pushpa Mahendra Yadav | LAN:2000110000 9198 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 12,96,174.29/- as on 10.04.2023 | Physical on 25-12-2023 | 20/02/2026 | House / Land : 1407 Sq Ft BUA : 452 Sq Ft | Registered | Rs. 1,06,000/- | Rs. 10,60,000/- | 05.03.2026 02:00 PM |

**Description of the Secured Asset being auctioned:** Immoveable property admeasuring about 83.94 sq.mt. Survey N0.814,new Block N0-1089, F#p.n0 .56, Row House N0-56; Super City Row House; Near Railway Crossing; Lunasan Road; Chhatral; Ta:- Kalol: Gandhinagar - 382729.

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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** | 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) | | |

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| 4. | Hira S Shekh / Mina Sekh | LAN: 20002150001330 / Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 10,12,505.27 /- as on 23.12.2023 | Physical on 24-05-2023 | 20/02/2026 | House / House Land : 450 Sq Ft BUA : 270 Sq Ft | Registered | Rs. 45,100/- | Rs. 4,51,000/- | 05.03.2026 02:30 PM |

**Description of the Secured Asset being auctioned:** Immovable property admeasuring about 700.00 sq. ft. 193/1 , 193/3 Fp#113 Paiki South Part;Paiki North Part Ashapura Nagar; Nr Jindal Company Mota Kapaya Mundra Kachchh Gujarat - 370421

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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** | 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) | | |

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| 5. | Ajaykumar Nandkishor Paswan / Hinadevi Ajaykumar Paswan | LAN: '20003040004556 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 11,15,614 /- as on 29.01.2020 | Physical on 06-07-2021 | 20/02/2026 | Flat / Carpet Area : 820 Sq Ft | Registered | Rs. 70,000/- | Rs. 7,00,000/- | 05.03.2026 03:00 PM |

**Description of the Secured Asset being auctioned:** 818 Paik.i Fp#Khata No 48;Flat No 201 Padmawati Complex;Valiya Road Kosambadi Andada, Anklesvar Bharuch - 393002

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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** | 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) | | |

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| 6. | Ajayveer V Gaur | LAN: 20003040003693 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 7,69,017 /- as on 01.01.2020 | Physical on 06-07-2021 | 20/02/2026 | Flat / Carpet Area : 483 Sq Ft | Registered | Rs. 49,500/- | Rs. 4,95,000/- | 05.03.2026 03:30 PM |

**Description of the Secured Asset being auctioned:** Final Plot No. - 58 To 60, Survey No. - 578;Flat No.412,413 Shreeji Darshan Complex-2; Valia Road Kosamadi 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** | 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) | | |

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| 7. | Birpal Rambabu Sharma / Karan Rambabu Sharma / Shanti Birpal Sharma | LAN: '20003040004616 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 8,28,569 /- as on 22.11.2021 | Physical on 31-03-2023 | 20/02/2026 | Flat / Carpet Area : 820 Sq Ft | Registered | Rs. 70,000/- | Rs. 7,00,000/- | 05.03.2026 04:00 PM |

**Description of the Secured Asset being auctioned:** R.S.No 818, Khata No 48, Flat No 401 4th Floor, Padmavati Complex, Mouje· Kosamdi, Valia Road, Ta-Ankleshwar,Dist-Bharuch-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** | 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) | | |

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| 8. | Brijendrakumar Siddhanath Gupta / Santoshi Laxminarayan Gupta | LAN: 20003040004325/ 20003040004264 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 8,47,480 /- as on 22.11.2021 | Physical on 17-12-2022 | 20/02/2026 | House / Land Area : 396 Sq Ft Built up Area : 325 Sq Ft | Registered | Rs. 70,500/- | Rs. 7,05,000/- | 05.03.2026 04:30 PM |

**Description of the Secured Asset being auctioned:** R.S.No 181/1-1Paiky Plot No 16,17,1 8 Paiky Sub Plot No 22, Vinayak Residency-2,0pp. GIDC,Mouje-Gadkhol,Ta-Ankleshwar, Dist-Bharuch, 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** | 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) | | |

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| 9. | 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 | 20/02/2026 | Flat / Carpet Area : 904 Sq Ft | Registered | Rs. 1,31,000/- | Rs.13,10,000/- | 05.03.2026 05:00 PM |

**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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| **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) | | |

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| 10. | 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 | 20/02/2026 | House / Land Area : 435 Sq Ft Built up Area : 412 Sq Ft | Registered | Rs. 76,000/- | Rs.7,60,000/- | 05.03.2026 05:30 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** | 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. 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: 19-01-2026**

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