# Asset Reconstruction Company(India) Ltd. (Arcil) CIN-U65999MH2002PLC134884 | Website: https://auction.arcil.co.in

Arcil
Premier ARC

**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 office:** Unit No:211 & 212, 2nd Floor, Plot No 28/2, Zenith Complex, K. M. Gandhi Path, Shivaji Nagar Pune - 411005.

**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").

| Sr. 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 | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Borrower: Vilas Ramchandra Mane Co-Borrower: Sarika Vilas Mane | NHSLI00001256656 / LHSLI00000889192 ICICI HOME FINANCE COMPANY LTD | Arcil-Retail Loan Portfolio-074-A-Trust ("Arcil") | [Rs. 25,24,307.65/- (Rupees Twenty-Five Lakhs Twenty-Four Thousand Three Hundred Seven and Sixty-Five Paise only) as on [12/01/2024] + further Interest thereon + Legal Expenses | Physical possession on [10/05/2025] | Will be arranged on request | Freehold / Area Flat: :- Built up Area 392 Sqft. | RS. 1,17,500/- (Rupees: One Lakhs Seventeen Thousand Five Hundred Only) | Rs. 11,75,000/- (Rupees Eleven Lakhs Seventy-Five Thousand only) | On 04/03/2026 At 02:15.PM. |

**Description of the Secured Asset being auctioned:** **Property owned by MR. VILAS RAMCHANDRA MANE.** All that piece and parcel of property bearing Situated At Flat No 303, Third Floor, Vision Paradise Apartment R.S No. 84/1/1 Plot No. 4, Tasgaon Dist Sangli, Maharashtra, Pincode: 416312. (Admeasuring 392 Sqft).

| | | | |
|---|---|---|---|
| **Pending Litigations known to ARCIL** | Nil | **Encumbrances/Dues known to ARCIL** | Nil |
| **Last Date for submission of Bid** | Same day 2 hours before Auction | **Bid Increment amount: 5000/-** | As mentioned in the BID document |
| **Demand Draft to be made in name of:** | Arcil-Retail Loan Portfolio-074-A-Trust | **Payable at : Pune** | |
| **RTGS details** | Account No. : 57500000976930, Bank Name : HDFC Bank, IFSC : HDFC0000542, Branch Name : Kamala Mills Compound Senapati Bapat Marg, Lower Parel Mumbai - 400013. | | |
| **Name of Contact person & number** | Mahesh Bangera: 9004173256, Pritam Sawarkar :9529310785, Amit Hate :7066009350, Vinay Sukhdeve 7020056089, 8380097066. | | |

| Sr. 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 | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Borrower: Modaram Dayaramji Choudhary ("Borrower") and Leela Modaram Choudhary (Co-Borrower) | 20006010009865 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 10,80,148.08/- (Rupees Ten Lakh Eighty Thousand One Hundred Forty Eight and Eight Paisa only) on as on 11-02-2021 + further Interest thereon + Legal Expenses | Physical on 3/16/2023 | Will be arranged on request | Freehold saleable Area 394 Sq.ft | Rs. 1,20,500/- (Rupees One Lakh Twenty Thousand Five Hundred Only) | Rs. 12,05,000/- (Rupees Twelve Lakh Five Thousand only) | On 04/03/2026 At 03:15.PM. |

**Description of the Secured Asset being auctioned:** **Property owned by :- MR. MODARAM DAYARAMJI CHOUDHARY:** D1, Bldg-flat No 203, Floor 2, Eco Valley Plus, Gut No 123, 124, &127 Kanhegaon, Kanhegaon Maval Pune, 412106, Maharashtra (Admeasuring area 394 Sq.Ft.)

| | | | |
|---|---|---|---|
| **Pending Litigations known to ARCIL** | Nil | **Encumbrances/Dues known to ARCIL** | Nil |
| **Last Date for submission of Bid** | Same day 2 hours before Auction | **Bid Increment amount: 5000/-** | As mentioned in the BID document |
| **Demand Draft to be made in name of:** | Arcil - 2024C - 003-Trust | **Payable at : Pune** | |
| **RTGS details** | Account no. : 57500001411165, Bank Name : HDFC Bank, IFSC : HDFC0000542, Branch Name : Kamala Mills Compoundsenapati Bapat Marg, Lower Parel Mumbai. | | |
| **Name of Contact person & number** | Mahesh Bangera : 9004173256 Amit Hate : 7066009350, Vijay Shinde : 9765408509, Suresh Nanaware : 7020291637, Pritam Sawarkar : 9529310785 | | |

| Sr. 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 | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Ashish Gore (Borrower) & / Gouri Ashish Gore (Co-Borrower) | 0543740000000111 & DBS Bank | Arcil-Retail Loan Portfolio-073—B-Trust | Rs. 1917593.5/- (Rs. Nineteen Lakh Seventeen Thousand Five Hundred Ninety Four Only) as on 27-09-2022 + further Interest thereon + Legal Expenses | Physical Possession on 07/03/2024. | Will be arranged on request | Freehold / Area 690 Square Feets | Rs. 1,17,300/- (Rupees One Lakh Seventeen Thousand Three Hundred only) | Rs 11,73,000/- (Rupees Eleven Lakhs Seventy Three Thousand only) | On 05/03/2026 At 05:15.PM |

**Description of the Secured Asset being auctioned:** **Property owned by Mr ASHISH GORE & Mrs. GOURI ASHISH GORE :** All That Piece And Parcel Of : Situated At Flat No 2, Second Floor, Sonkar Heights, CTS No- 888, 889 And 890 (Part) Off Pune Nashik Highway, Near Gavhane Chowk, Bhosari, Taluka –haveli, District- Pune Pincode:411039 Immovable Property Admeasuring Area: (Admeasuring 690 Square Feets i.e. 64.13 Square Meters Built –Up With One Covered Car Parking)

| | | | |
|---|---|---|---|
| **Pending Litigations known to ARCIL** | Nil | **Encumbrances/Dues known to ARCIL** | Nil |
| **Last Date for submission of Bid** | Same day 2 hours before Auction | **Bid Increment amount: 5000/-** | As mentioned in the BID document |
| **Demand Draft to be made in name of:** | Arcil-Retail Loan Portfolio-073—B-Trust | **Payable at : Pune** | |
| **RTGS details** | Account No. : 57500000903452, Bank Name : HDFC Bank, IFSC : HDFC0000542, Branch Name : Kamala Mills Compoundsenapati Bapat Marg, Lower Parel Mumbai. | | |
| **Name of Contact person & number** | Mahesh Bangera : 9004173256, Amit Hate :7066009350, Vijay Shinde 9765408509, Suresh Nanaware 7020291637, Pritam Sawarkar :9529310785 | | |

| Sr. 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 | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | Balasaheb Phaltankar (Borrower) & / Bhagyashree Balasaheb Phaltankar (Co-Borrower) | 543659000000162 DBS Bank | Arcil-Retail Loan Portfolio-073-B-Trust | Notice dated 27-09-2022 Rs. 16,66,422.08 (Rs. Sixteen Lakhs Sixty Six Thousand Four Hundred Twenty Two Rupees and Eight Paise only) as of 27-09-2022 + further Interest thereon + Legal Expenses | Physical possession on 10-02-2025 | Will be arranged on request | Freehold / Area 595 Square Feet | Rs. 1,77,500/- (Rupees One Lakh Seventy Seven Thousand Five Hundred only) | Rs 17,75,000/- (Rupees Seventeen Lakhs Seventy Five Thousand only) | On 05/03/2026 At 06:00.PM |

**Description of the Secured Asset being auctioned:** **Property owned by BALASAHEB B PHALTANKAR/ BHAGYASHREE BALASAHEB PHALTANKAR:** All that piece and parcel of : Flat No 4, 2nd Floor, Sai Shraddha Apartment, Survey No 8, Hissa No 3/2/2, Ambegaon Budruk, Katraj Bypass Highway, Behind Indian Oil Petrol Pump, Pune Pincode: 411046. Immovable property admeasuring Area: [Admeasuring 595 Square Feet i.e 55.29 Square, Meters (Buit Up).

| | | | |
|---|---|---|---|
| **Pending Litigations known to ARCIL** | Nil | **Encumbrances/Dues known to ARCIL** | Nil |
| **Last Date for submission of Bid** | Same day 2 hours before Auction | **Bid Increment amount: 5000/-** | As mentioned in the BID document |
| **Demand Draft to be made in name of:** | Arcil-Retail Loan Portfolio-73 B Trust | **Payable at : Pune** | |
| **RTGS details** | Account No. : 57500000903452, Bank Name : HDFC Bank, IFSC : HDFC0000542, Branch Name : Kamala Mills Compoundsenapati Bapat Marg, Lower Parel Mumbai. | | |
| **Name of Contact person & number** | Mahesh Bangera : 9004173256, Amit Hate :7066009350, Vijay Shinde 9765408509, Suresh Nanaware 7020291637, Pritam Sawarkar :9529310785. | | |

| Sr. 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 | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | Borrower: Ranjan Datta Gupta / Indra Datta Gupta | 912186 / Citibank | Arcil-Retail Loan Portfolio-048-A-Trust | Rs.49,26,504/- (Rupees Forty-Nine Lakhs Twenty-Six Thousand Five Hundred Four Only) as per notice dated 29-10-2010 | Physical possession on 29-11-2022 | Will be arranged on request | Free Hold / Area: 173 Sq Mtr (Total 1861.48 Sq. ft) Carpet & terrace area 85 Sq. Mtr (Total Adm 207.06 Sq Mtr i.e. 2234.59 Sq.Ft.) | Rs. 12,00,000/- (Rupees Twelve Lakhs only) | Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only) | On 05-03-2026 At 02:15 P.M. |

**Description of the Secured Asset being auctioned:** **Property owned by MR. RANJAN DATTAGUPTA & MRS.INDRA DATTAGUPTA.** Flat No. 402, 4th Floor, California Santaclara, S. No. 9 H.no. 1, Undri, Pune- 411028. Pune Maharashtra. Immovable property admeasuring Area: 173 Sq Mtr (Total 1861.48 Sq. ft) Carpet & terrace area 85 Sq. Mtr (Total Adm 207.06 Sq Mtr i.e. 2234.59 Sq.Ft.)

| | | | |
|---|---|---|---|
| **Pending Litigations known to ARCIL** | Nil | **Encumbrances/Dues known to ARCIL** | *Builder dues 60,00,00/-, *Property Tax: 18,51,308/- As on 22-12-2025, *Society dues :839922/- As on 18-10-2024 |
| **Last Date for submission of Bid** | Same day 2 hours before Auction | **Bid Increment amount : 30,000/-** | As mentioned in the BID document |
| **Demand Draft to be made in name of:** | Arcil-Retail Loan Portfolio-048-A-Trust | **Payable at : Pune** | |
| **RTGS details** | Account No : 57500000049856, Bank Name : HDFC Bank, IFSC : HDFC0000542, Branch Name: Kamala Mills Compound Senapati Bapat Marg, Lower Parel Mumbai. | | |
| **Name of Contact person & number** | Mahesh Bangera : 9004173256, Amit Hate :7066009350, Vijay Shinde 9765408509, Suresh Nanaware 7020291637, Pritam Sawarkar :9529310785 | | |

| Sr. 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 | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | Mr. Mohsin Ahmed Khan (Borrower) & / Ahmed Khan/ Shoab Khan / Rumana Mairaj Khan / Gulnar Khan / Salman Khan / Sumaiyya Khan (Co-Borrowers) | LSPUN00416-170000886 & INDOSTAR CAPITAL FINANCE LTD | Arcil-SBPS-060-I Trust | Rs.1,48,62,223/- (Rupees One Crore Fourty Eight Lakhs Sixty Two Thousand Two Hundred & Twenty Three Only) as on 16/05/2019 + further Interest thereon + Legal Expenses | Physical possession on 20-07-2023 | Will be arranged on request | Freehold /(Admeasuring 3565.28 Square Feet i.e. 397.58 Square Meters Built-Up) | Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand only) | Rs. 65,00,000/- (Rupees Sixty Five lakhs only) | On 05-03-2026 At 02:45 PM. |

**Description of the Secured Asset being auctioned:** **Property owned by MOHSIN KHAN / GULAM AHMED KHAN / GULNAR AHMED KHAN / RUMANA KHAN / SUMMAIYYA KHAN / SALMAN KHAN:** All that piece and parcel of : Pent House/Flat No - 404, On 4th Floor, Ferry Heights, S.No 43/1B/14 & 43/1B/32, Next To Unity Park Kondhwa Khurd –Pune 411048, Maharashtra. Immovable property admeasuring Area: (Admeasuring 3565.28 Square Feet i.e. 397.58 Square Meters Built-up)

| | | | |
|---|---|---|---|
| **Pending Litigations known to ARCIL** | Nil | **Encumbrances/Dues known to ARCIL** | Nil |
| **Last Date for submission of Bid** | Same day 2 hours before Auction | **Bid Increment amount: 25000/-** | As mentioned in the BID document |
| **Demand Draft to be made in name of:** | Arcil-SBPS-060-I Trust | **Payable at : Pune** | |
| **RTGS details** | Account No. : 57500000438939, Bank Name : HDFC Bank, IFSC : HDFC0000542, Branch Name : Kamala Mills Compoundsenapati Bapat Marg, Lower Parel Mumbai. | | |
| **Name of Contact person & number** | Mahesh Bangera : 9004173256, Shailesh Gaikwad : 9867929121, Amit Hate : 7066009350, Vijay Shinde 9765408509, Suresh Nanaware : 7020291637, Pritam Sawarkar : 9529310785 | | |

**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, 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 : Pune**
**Date : 14.02.2026**

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