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 Gajar (Old RBI Building), Ashram Road, Ahmedabad - 380 009, **Gujarat. Website:** https://auction.arcil.co.in, **CIN:** U65999MH2002PLC134864

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 8, 9 & 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 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 Rules8, 9 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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.	Arijudevi Ashok Goswami/ Ashok Goswami	LAN:17598682 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025-C-008	Rs. 13,30,110.77 as on 27.12.2022	Physical on 08.06.2023	22.07.2026	76.39 sq mtrs	Registered	Rs. 45,500/-	Rs.4,55,000/-	06.08.2026 at 02:45pm

Description of the Secured Asset being auctioned: All The Piece And Parcel Of The Immovable Property Bearing Situated At Open Plot No 368 Admsg 31 33 Sq Yars I.E. 76.39 Sq Mtrs Along With Undivided Proportionate Share In The Land Of Road And Cop Of Society Known As Vishwas Residency Situated At Block No 322 Admsg 3438E Sq Mtrs NA Land Of Mouje Village Kuvarda Sub Dist Palsana 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 / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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
2.	Aarti Devi Shukla/ Ganj Surendra Shardaprasad	LAN:26691494 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,68,270.26/- on 12-06-2021	Physical on 29-01-2022	22.07.2026	Flat-BUA : 270 Sq. Ft.	Registered	Rs. 23,000/-	Rs.2,30,000/-	06.08.2026 at 03:45pm

Description of the Secured Asset being auctioned: Flat No. 206, 2nd floor, Vrundavan Residency, Ammol Residency Vithag - 1, Jolwa, Palsana, 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-008	**Payable at :** Ahmedabad / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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
3.	Bharat Thakur / Sanj Devilarunkumar Thakur	LAN:26691586 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 10,62,877.28 / 12-06-2021	Physical / 29-01-2022	22.07.2026	Flat-BUA : 283 Sq. Ft	Registered	Rs.24,500/-	Rs.2,45,000/-	06.08.2026 at 04:45pm

Description of the Secured Asset being auctioned: Flat No. 205, 2nd floor, Vrundavan Residency, Ammol Residency Vithag - 1, Jolwa, Palsana, 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-008	**Payable at :** Ahmedabad / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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
4.	Devendra Singh Raghuvamshi/ Deepika Devendra Singh	LAN:26692091 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 7,12,802.19/- as on 12-06-2021	Physical / 27-01-2022	22.07.2026	Flat-BUA : 188 Sq. Ft	Registered	Rs.16,000/-	Rs. 1,60,000/-	06.08.2026 at 06:00 pm

Description of the Secured Asset being auctioned: Flat No. 107, 1st floor, Vrundavan Residency, Ammol Residency Vithag - 1, Jolwa, Palsana, 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-008	**Payable at :** Ahmedabad / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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
5.	Deviprasad K Tiwari/ Anita Deviprasad Tiwari	LAN:26692309 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,97,570.81 / 27-08-2021	Physical / 21-01-2022	23.07.2026	Flat-BUA : 283 Sq. Ft	Registered	Rs. 24,500/-	Rs.2,45,000/-	07.08.2026 at 12:45 pm

Description of the Secured Asset being auctioned: Flat No. 405, 4th floor, Vrundavan Residency, Ammol Residency Vithag - 1, Jolwa, Palsana, 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-008	**Payable at :** Ahmedabad / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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.	Dinesh Kantilal Godse/Bhartiben D Godse	LAN:26692149 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 7,57,628.66/- / 12-06-2021	Physical / 21-01-2022	23.07.2026	Flat-BUA : 284 Sq. Ft.	Registered	Rs. 24,500/-	Rs.2,45,000/-	07.08.2026 at 02:45 pm

Description of the Secured Asset being auctioned: Flat No. 310, 3rd floor, Vrundavan Residency, Ammol Residency Vithag - 1, Jolwa, Palsana, 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-008	**Payable at :** Ahmedabad / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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
7.	Jitendrabha /Karamshibhai Gajerai Champaben Jitendrabhai Gajera	LAN:13569902 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 6,25,030.63 as on 14.09.2021	Physical / 08.06.2023	23.07.2026	Flat-BUA : 636.08 sq ft	Registered	Rs. 14,500/-	Rs.1,45,000/-	07.08.2026 at 03:45 pm

Description of the Secured Asset being auctioned: Flat No 101 Having Admsg Super Built Up Area 636.08 Sq Ft And Built Up Area 39.45 Sq Mtrs On The First Floor Of Building No F/6 In The Scheme Known As Nilkanth Township Constructed On NA Land Bearing Block No 189/A After Amalgamation Of Block No 189/A And 286/P1 Of Mouje Village Sayan In The Registration Sub District Olpad District Surat Gujarat 394130

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 / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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
8.	Jitendra Singh Rathod/ Gajkunwar Rathore	LAN:26422473 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 10,54,212.52 as on 11.07.2022	Physical / 16-11-2022	23.07.2026	73.33 sq mtrs	Registered	Rs. 31,500/-	Rs.3,15,000/-	07.08.2026 at 04:45 pm

Description of the Secured Asset being auctioned: All The Piece And Parcel Of Immovable Property Bearing Plot No 61 Admsg. 40.15 Sq Mtrs Along With Undivided Share In Road And Cop Admsg. 33.8 Sq Mtrs Total Admsg. 73.33 Sq Mtrs In The Scheme Known As Nilkanth Villa Developed Upon Land Bearing R.S. No. 348 Paiki 359/2, 351, Block No 327 A Of Mouje Kumvarda 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 / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@arcil.co.in) Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) , Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

SL NO.	Name of the Borrower / Co-Borrower(s) / Guarantor(s) / 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
9.	Mahendra Kumar/as Babaasaw/ Vimala Devi	LAN:16755691 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 1,56,867.22 as on 30.10.2019	Physical / 26.05.2023	23.07.2026	Plot Admsg 40.15 Sq Mtrs Along With 18.40 Sq Mtrs	Registered	Rs. 35,000/-	Rs.3,50,000/-	07.08.2026 at 06:00 pm

Description of the Secured Asset being auctioned: All The Piece And Parcel Of Plot No 364 Admsg 40.15 Sq Mtrs Along With 18.40 Sq Mtrs Undivided Share In The Land Of Road And COP In Shri Nilkanth Residency Situated At Survey No 1061, 1071 Paikee, 109, 116, Block No 59/A Admsg 31161 Sq Mtrs Village Syadla Olpad Taluka District Surat Gujarat 394540

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 / Par	
RTGS details	Account No : 575000016315 44 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 - 9958195453 (iqbal.alam@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 postpone 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 participating in 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: 09-07-2026

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