

Asset Reconstruction Company (India) Ltd. (Arcil)												
Acting in its capacity as Trustee of various Arcil Trusts Arcil office: The Ruby, 19th floor, 28, Senapati Bapat Marg, Dastur (West) Mumbai-400 028 Branch office: A-409, ATMA House Near Fadia Chambers (Times of India), Opp. La Gajjar (Old RBI Building), Ashram Road, Ahmedabad - 380009, Gujarat, Website: https://timesofindia.com.in CIN:UG69999M002PLC134884												
Public Notice For Sale Through Online Auction in Exercise of the Powers Under The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (SARFAESI Act, 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/mortgage charged/are to the Securitisation Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("Arcil") pursuant to the assignment of financial assets vide registered Assignment Agreements, will be sold on "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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ARF") read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").												
Sr No	Name of the Borrower / Co-Borrowers / Guarantors / Mortgagors	LAN No. & Selling Bank	Trust Name	Outstanding Amount As Per Sarfasi Notice dated	Possession Date	Date of Inspection	Type of Property and Area / Nature of Property	Type of Mortgage	Encumbrances / Dues Known To Arcil	Not Known	Reserve Price (EMD)	Date & Time of E-Auction
1.	Radhakrishna Bahadur Baghel / Lilla Radhakrishna Baghel	LAN: 2000101001 / 1394 Bandhan Bank Ltd	Arcil-Trust-2025C-008	Rs. 4,21,88.58 as on 10.12.2020	Physical / 12.03.2021	27.07.2020	Flat-BUA / 237.00 Sq Ft	Registered	Rs. 29,50,000/-	Rs. 2,95,00,000/-	Rs. 2,95,00,000/-	04.08.2026 at 04.15 pm
Description of the Secured Asset being auctioned: All That Piece And Parcel Of The Immovable Property Adm No 237.00 Sq Ft Block No 170 Plots 1 Yp#9 Paks House No 11 Sakhar Nagar, Vimpurap Road Near Gram Panchayat Office Sakhar Nagar Mahesana Mahesana Gujarat 384011.												
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: 5750000161544 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 - 9695195453 (iqbal.Alam@arcil.co.in), Piyush Gupta - 96875 57072 (piyush.gupta@arcil.co.in), Ankit Bant - 9033099456 (ankit.bant@arcil.co.in)												
2.	Yug Creation/ Sanjaych/ Sakhiya/ Kundanben Sakhiya	LAN: 12770863 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 1,26,53,345.85 as on 19.08.2019	Physical / 02.12.2020	27.07.2020	Land-BUA / 4464.36 sq mtrs	Registered	Rs. 6,70,00,000/-	Rs. 67,00,00,000/-	Rs. 67,00,00,000/-	04.08.2026 at 05.15 pm
Description of the Secured Asset being auctioned: All The Piece And Parcel Of The Property Consisting Of The Property Bearing Plot No 1-4A, SIA, 6B, 21B, 22B, 34B, 35A, 37A/Total Adm 287.44 Sq Mtrs I.E. 3429.44 Sq Yards Along With 1140.75 Sq Mtrs Undivided Share In The Land Of Road Area 457.86 Sq Mtrs Undivided Share In The Land Of COP Totaly 4464.36 Sq Mtrs In Greater Area Situated At Revenue Survey Block No 519 Adm The Area 4-687.5 Sq Mtrs Of Mrga Village Chivardwa Taluka Vadod District Vadod.												
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3.	Manesh Kumar/ Sudha Malra	LAN: 26992320 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,65,011.55/- on 09-12-2019	Physical / 11/04/2020	24.07.2020	Flat-BUA / 312 Sq Ft	Registered	Rs. 26,50,000/-	Rs. 2,65,00,000/-	Rs. 2,65,00,000/-	10.08.2026 at 12.00 pm
Description of the Secured Asset being auctioned: Flat No. 411, 4th floor, Yuvandran Residency, Amol Residency Vibhag - 1, Joka, Palasana, District-Surat												
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4.	Manoj Tiwari/ Nitu Manoj Tiwari	LAN: 26991492 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 10,03,232.56/- on 12-06-2021	Physical / 21-06-2021	24.07.2020	Flat-BUA / 270 Sq Ft	Registered	Rs. 23,00,000/-	Rs. 2,30,00,000/-	Rs. 2,30,00,000/-	10.08.2026 at 12.30 pm
Description of the Secured Asset being auctioned: Immovable property admeasuring about Plot No. 61, Madhav Residency, Sayan Kim Road, Maje Kari, Taluka Dastur, District-Surat 384135												
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5.	Mukesh Kumar / Mukesh Kumar	LAN: 28161041 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 7,00,276.18 as on 11.08.2023	Physical / 08.02.2024	24.07.2020	Plot admg / 44.65 sq	Registered	Rs. 31,00,000/-	Rs. 3,10,00,000/-	Rs. 3,10,00,000/-	10.08.2026 at 02.00 pm
Description of the Secured Asset being auctioned: All The Piece And Parcel Of Immovable Property Premises Of Plot No 63 Admg 53.38 Sq Yards I.E. 44.65 Sq Mtrs Alongwith Proportionate Undivided Share In Road and COP Vardhan Residency Developed Upon Land Situated At Mrga Kurvada Sub District And Taluka Mangrol Bearing Block No 322 Dist Surat State Gujarat Pin 394410												
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6.	Niraj Singh/Anshagang Singh/Asha Singh	LAN: 26991513 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 69,1598.58 as on 07.02.2020	Physical / 27.02.2020	24.07.2020	Flat admg / 142 sq mtrs	Registered	Rs. 16,00,000/-	Rs. 1,60,00,000/-	Rs. 1,60,00,000/-	10.08.2026 at 02.30 pm
Description of the Secured Asset being auctioned: Flat No 108 Admg 342 Sq Ft Super Built Up Area And Built Up Area Admg 188 Sq Ft Alongwith Undivided Share Admg 4.99 Sq Mtrs In Ground Land, First Floor, Yuvandran Residency Taluka Palasana Joka Bearing Revenue Survey No 104 Block 105 Taluka Lalpale Developed As Amol Residency Vibhag 1 Plots Palas Plot No A30 And A31												
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7.	Pradeep Yadav/ Madan/ Pradeep Yadav	LAN: 17571793 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 897,107.14 as on 19.04.2021	Physical / 25.01.2022	24.07.2020	Plot admg / 73.33 sq mtrs	Registered	Rs. 31,50,000/-	Rs. 31,50,000/-	Rs. 31,50,000/-	10.08.2026 at 03.00 pm
Description of the Secured Asset being auctioned: All That Part And Parcel Of Immovable Property Premises Of Plot No 69 Admg 40.15 Sq Mtrs Along With 33.18 Sq Mtrs Undivided Share In Land Of Road And COP Total Admg 73.33 Sq Mtrs In Nankani Villa Situated At Survey No 348 Plots 3502, 351 Block No 327A Admg 6100 Sq Mtrs Mrga Village Kovarda Taluka Mangrol District Surat												
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8.	Raamdasg B Padhyar	LAN: 26991446 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,36,599.45 as on 05.12.2019	Physical / 15.03.2022	26.07.2020	Flat admg / 52.70 sq mtrs	Registered	Rs. 26,50,000/-	Rs. 2,65,00,000/-	Rs. 2,65,00,000/-	11.08.2026 at 12.00 pm
Description of the Secured Asset being auctioned: Flat No 211 Admg 567 Sq Ft I.E. 52.70 Sq Mtrs Super Built Up Area And Built Up Area Admg 312 Sq Ft I.E. 28.996 Sq Mtrs Alongwith Undivided Share Admg 4099 Sq Mtrs In Ground Land, 2nd Floor Yuvandran Residency Situated At Gujarat Surat Palasana Joka Bearing Revenue Survey No 104 Block 105A Landpalas Developed As Amol Residency Vibhag 1 Plots Palas Plot No A30 And A31												
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9.	Ratpal Rami Rami	LAN: 26991491 / DFC FIRST BANK LIMITED (DFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,10,038.81 as on 03.12.2019	Physical / 21.02.2022	26.07.2020	Flat admg / 52.70 sq mtrs	Registered	Rs. 26,50,000/-	Rs. 2,65,00,000/-	Rs. 2,65,00,000/-	11.08.2026 at 12.30 pm
Description of the Secured Asset being auctioned: Flat No 111 Admg 567 Sq Ft I.E. 52.70 Sq Mtrs Super Built Up Area And Built Up Area Admg 312 Sq Ft I.E. 28.996 Sq Mtrs Alongwith Undivided Share Admg 4099 Sq Mtrs In Ground Land, 1st Floor Yuvandran Residency Situated At Gujarat Surat Palasana Joka Bearing Revenue Survey No 104 Block 105A Landpalas Developed As Amol Residency Vibhag 1 Plots Palas Plot No A30 And A31												
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Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and in as per the Terms and Conditions of the Bid document, as well as the procedure set out therein.

2. The Authorized Officer (AO) / ARCL 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/cancel the bid/offer or postpone the Auction without assigning any reason therefor and without any prior notice.

4. The successful purchaser/bidder shall bear any statutory duties, taxes, fees, payable, applicable GST on the purchase consideration, stamp duty, registration fee, notary fees, cost of e-auctioned property, etc., that is required to be paid in order to get the secured asset conveyed/delivered in his/her favor as per the applicable law.

5. The intending bidders should make their own independent enquiries with diligence regarding encumbrances, title of secured asset and claimants/holders affecting the secured assets, including statutory duties, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCL. The Authorized Officer of ARCL shall not be responsible in any way for any third-party claimants/holders.

6. The particulars of the auction notice published in the newspaper have been stated to be 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 sale outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002, about the holding of the above-mentioned auction sale.

8. In the event, the auction scheduled hereinafore takes place for any reason whatsoever, ARCL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and Act.

Place : Surat, Gujarat

Date : 14/07/2026

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