

**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.      | Mahaveer Prasad Rampal Saini / Manju Devi Mahaveer Prasad Saini  | LAN:20001010 012677 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 21,18,069.97/- as on 07-11-2022             | Physical on 25-09-2023   | 16-02-2026         | House / House Land : : 864 Sq Ft BUA : 471 Sq Ft | Registered       | Rs. 98,500/-                | Rs. 9,85,000/- | 10.03.2026 12:00 PM      |

**Description of the Secured Asset being auctioned:** immoveable property admeasuring about 80.29 sq.mtr Block No-179,old RS No-471/Paiki1, Final Plot No-43,House No-43, Shree Hanumannagar society, Nr.Dharti PM City, kukasrampura road, At-Kukas, MahesanaMahesana, Gujarat-384001 .

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| <b>Pending Litigations known to ARCIL</b>  | Not Known                                                                                                                                                                | <b>Encumbrances/Dues known to ARCIL</b> | Not Known                               |
| <b>Last Date for submission of Bid</b>     | <b>Two Hours before time of E-auction</b>                                                                                                                                | Bid Increment amount:                   | <b>As mentioned in the BID document</b> |
| <b>Demand Draft to be made in name of:</b> | Arcil - 2024C - 003-Trust                                                                                                                                                | <b>Payable at :</b> Ahmedabad / Par     |                                         |
| <b>RTGS details</b>                        | Account No.:5750000141165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013                |                                         |                                         |
| <b>Name of Contact person &amp; number</b> | 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. | Mukeshbhai Lalsingbhai Bhabor / Umtrabren Mukeshbhai Bhabor | LAN:<br>20001010011638<br>Bandhan Bank | Arcil -<br>2024C -<br>003-Trust | Rs. 8,92,705.25/- as on<br>15.07.2020 | Physical on<br>02-04-2022 | 16-02-2026 | House / House Land :<br>: 706 Sq Ft BUA :<br>269 Sq Ft | Registered | Rs. 72,500/- | Rs. 7,25,000/- | 10.03.2026<br>12:30 PM |
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| <p><b>Description of the Secured Asset being auctioned:</b> Immovable property ad measuring about 270.00 sq. ft. 471/Paiki 1 Fp#34;34 Shri Hanumannagar,Lakhavad To Rampura Road Near Dharti Pm City KukasMahesanaMahesana Gujarat -384001</p> |
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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. | Dilipsinh Kishansinh Raol /<br>Asha Dilipsinh Raol | LAN:<br>*20001010012677<br>Bandhan Bank | Arcil -<br>2024C -<br>003-Trust | Rs. 3,39,559.32 /- as<br>on 10-12-2020 | Physical on<br>20-03-2022 | 16-02-2026 | House / House Land :<br>: 280 Sq Ft BUA :<br>242 Sq Ft | Registered | Rs. 25,000/- | Rs. 2,50,000/- | 10.03.2026<br>02:00 PM |
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**Description of the Secured Asset being auctioned:** Immovable property admeasuring about 237.00 sq. ft. 170 Paiki 1 Fp#31 Paiki Land;140 Sahakarnagar;Virampura Road Near Grampanchayat Office LakhvadMahesana Mahesana Gujarat - 384001

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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. | Jitendrabhai Dalabhai Raval / Jayaben Jitendrabhai Raval | LAN: 20001010010839 Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 4,04,847.56 /- as on 10-12-2020 | Physical on 22-04-2022 | 16-02-2026 | House / House Land : 280 Sq Ft BUA : 242 Sq Ft | Registered | Rs. 25,000/- | Rs. 2,50,000/- | 10.03.2026 02:30 PM |
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**Description of the Secured Asset being auctioned:** Immoveable property admeasuring about 227.00 sq. ft. 170 Paiki 1 Fp#3 Paiki;6 Sahakarnagar; Virampura Road Near Gram Panchayat Lakhavad Mahesana Mahesana Gujarat- 384001

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| <b>Pending Litigations known to ARCIL</b>  | Not Known                                                                                                                                                                | <b>Encumbrances/Dues known to ARCIL</b> | Not Known                               |
| <b>Last Date for submission of Bid</b>     | <b>Two Hours before time of E-auction</b>                                                                                                                                | Bid Increment amount:                   | <b>As mentioned in the BID document</b> |
| <b>Demand Draft to be made in name of:</b> | Arcil - 2024C - 003-Trust                                                                                                                                                | <b>Payable at :</b> Ahmedabad / Par     |                                         |
| <b>RTGS details</b>                        | Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013               |                                         |                                         |
| <b>Name of Contact person &amp; number</b> | Shailesh Gaikwad – 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta – 98676 57072 (piyush.gupta@arcil.co.in)., Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |                                         |                                         |

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| 5. | Kirtikumar Narsangbhai Chaudhari / Ramilaben Kirtibhai Chaudhari | LAN: 20001010011543<br>Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 3,71,590.99 /- as on 07-11-2022 | Physical on 01-10-2023 | 16-02-2026 | House / House Land : 549 Sq Ft BUA : 202 Sq Ft | Registered | Rs. 30,100/- | Rs. 3,01,000/- | 10.03.2026 03:00 PM |
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**Description of the Secured Asset being auctioned:** Immoveable property admeasuring about 26 sq.mtr Survey No-170,Final Plot No-20 Paiki Land, House No-102, Sahakarnagar, Virampura Road, Nr Gram panchayat Office,At-Lakhavad, Ta-Mahesana, DistMahesana Gujarat- 384001 ..

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| <b>Pending Litigations known to ARCIL</b>  | Not Known                                                                                                                                                                | <b>Encumbrances/Dues known to ARCIL</b> | Not Known                               |
| <b>Last Date for submission of Bid</b>     | <b>Two Hours before time of E-auction</b>                                                                                                                                | Bid Increment amount:                   | <b>As mentioned in the BID document</b> |
| <b>Demand Draft to be made in name of:</b> | Arcil - 2024C - 003-Trust                                                                                                                                                | <b>Payable at :</b> Ahmedabad / Par     |                                         |
| <b>RTGS details</b>                        | Account No.:57500001411165 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013               |                                         |                                         |
| <b>Name of Contact person &amp; number</b> | Shailesh Gaikwad – 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta – 98676 57072 (piyush.gupta@arcil.co.in)., Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |                                         |                                         |

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| 6. | Pradipkumar Sandhabhai Nayi / Kapilaben Nayi / Sandhabhaibaldas Nayi | LAN: 20001010011807<br>Bandhan Bank | Arcil - 2024C - 003-Trust | Rs. 8,56,559.81 /- as on 03-06-2022 | Physical on 09-04-2023 | 16-02-2026 | House / House Land : 450 Sq Ft BUA : 269 Sq Ft | Registered | Rs. 53,000/- | Rs. 5,30,000/- | 10.03.2026 03:30 PM |
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**Description of the Secured Asset being auctioned:** Immoveable property admeasuring about 25.04 sq.mtr Survey No-471/Paiki 1, Final Plot No-69, House No-69, Shree Hanumannagar, Gandhinagar Road, Near Dharti Pm City, At-Kukas, Ta- Mahesana. Dist- Mahesana, Gujarat - 384001

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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 – 98676 57072 (piyush.gupta@arcil.co.in)., Ankit Barot - 9033099456 (ankit.barot@arcil.co.in) |                                  |                                  |

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| 7. | Rahul Bipinkumar Pandya /Bipinkumar Radhakrushna Pandya / Sangitabenbipin Kumar Pandya | LAN:<br>20001010011355<br>Bandhan Bank | Arcil -<br>2024C -<br>003-Trust | Rs. 4,72,171.61 /-<br>as on<br>10-12-2020 | Physical on<br>12-03-2022 | 16-02-2026 | House / House Land :<br>: 280 Sq Ft BUA : 202<br>Sq Ft | Registered | Rs. 22,100/- | Rs. 2,21,000/- | 10.03.2026<br>04:00 PM |
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| <b>Description of the Secured Asset being auctioned:</b> Immovable property admeasuring about 237.00 sq. ft. Block No.170/Paiki 1 Fp#20 Paiki Land;99 SahakarnagarSociety,Virampura Road Near Gram Panchayat Office Lakhavad/Mahesana Mahesana Gujarat - 384001 |  |
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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. | Shiyaram Bachchhusingh<br>Bagela / Mayadevi<br>Siyaram Bagela | LAN:<br>20001010010906<br>Bandhan Bank | Arcil -<br>2024C -<br>003-Trust | Rs. 6,39,587.02 /-<br>as on<br>30-06-2022 | Physical on<br>09-04-2023 | 16-02-2026 | House / House Land :<br>: 600 Sq Ft BUA : 156<br>Sq Ft | Registered | Rs. 42,000/- | Rs. 4,20,000/- | 10.03.2026<br>04:30 PM |
|----|---------------------------------------------------------------|----------------------------------------|---------------------------------|-------------------------------------------|---------------------------|------------|--------------------------------------------------------|------------|--------------|----------------|------------------------|

**Description of the Secured Asset being auctioned:** Immoveable property admeasuring about 25 sq.mtr Block No.50,01d Survey No.32/1, Final Plot-41 Paiki, House No-64 Shreeji Homes2, Vimal Dairy Road, Near Vimal Dairy At- Palwasana (Part), Ta-Mahesana, DistMahesana, Gujarat - 384002

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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-poned 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: 24-01-2026**

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