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.	Pukhraj Magaram Prajapat / Rekha Pukhraj Prajapat	LAN:20003120 001899 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.5,47,429.91/- as on 11-06-2021	Physical Physical on 17-03-2023	02-07-2026	Flat BUA :675 Sq Ft	Registered	Rs.44,500/-	Rs.4,45,000/-	08.07.2026 02:00 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at 201, Floor 2,sai Krupa , Nr Baba Appartment , Behind Mukund Company,396001, Gujarat , Valsad

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	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 / 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
2.	Rajesh Gopalbhai Gupta / Dhramshilaben Rajesh Gupta	LAN:20003110 004679 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.8,99,913.52/- as on 05-02-2022	Physical Physical on 14-04-2023	02-07-2026	House Land : 492 Sq FT BUA : 284 Sq Ft	Registered	Rs.67,000/-	Rs.6,70,000/-	08.07.2026 02:30 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at 319-57, Mahadev Villa , Bs Shiv Residency , Tantithaiya,394327 , Gujarat , Surat City

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	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 / 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
3.	Rajesh Raghupati Ray/ Sunita Devi Rajesh Ray	LAN:20003140 002842 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.18,03,501.90/- as on 02-08-2021	Physical Physical on 17-09-2023	02-07-2026	House Land : 809 Sq FT BUA : 233 Sq Ft	Registered	Rs.1,27,500/-	Rs.12,75,000/-	08.07.2026 03:00 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at 319-50,mahadev Vila , Nr Shiv Residency 2 , Nr Tantithaiya Gam,394305 , Gujarat , Surat City.

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	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 / 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
4.	Rameshbhai Laljibhai Gadhiya / Jayashriben Rameshbhai Patel	LAN:20003110 002595 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.4,16,541.05/- as on 06-01-2021	Physical Physical on 01-09-2022	02-07-2026	Flat BUA : 366 Sq Ft	Registered	Rs.26,500/-	Rs.2,65,000/-	08.07.2026 03:30 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at D-3-403, Floor 4, Bhakti Dhara Residency , Sayan Gothan Road , Opp Om Palace,394130 , Gujarat , Olpad , 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 - 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	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 / 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
5.	Ratnakar Chetanbhai Shethi / Priyanka Sethi	LAN:20003110 005203 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.11,64,309.99/- as on 27-10-2021	Physical Physical on 22-01-2023	02-07-2026	House Land : 432 Sq FT BUA : 236 Sq Ft	Registered	Rs.52,000/-	Rs.5,20,000/-	09.07.2026 02:00 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at 182/B Paiki-128, Ramdut Residency , Opp Datar Row House , Syadla Olpad,394130 , Gujarat , Surat City.

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	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 / 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
6.	Shirish Pramodchandra Rana / Kanchanben Pramodchandra Rana	LAN:20003110 005304 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.7,63,960.51/- as on 03-1-2022	Physical Physical on 22-01-2023	02-07-2026	House Land : 431 Sq FT BUA : 255 Sq Ft	Registered	Rs.56,000/-	Rs.5,60,000/-	09.07.2026 02:30 PM

Description of the Secured Asset being auctioned: Piece and Parcel of the immovable property at 149-24,Sky Villa , Sayan Sugar Factory Road , Syadla Olpad,394130 , Gujarat , Surat City

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	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 / 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
7.	Shyamlal Hiralal / Nirmala Shyamlal	LAN:20003120 001615 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.10,99,013.63/- as on 11-06-2021	Physical Physical on 17-03-2023	02-07-2026	Flat BUA : 850 Sq Ft	Registered	Rs.56,000/-	Rs.5,60,000/-	09.07.2026 03:00 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at A-103,shivlok Appartment , Sainagar , Gundlav,396001 , Gujarat , Valsad

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	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 / 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
8.	Sopan M Shelke / Chhaya Sopan Shelke	LAN:20003050 009861 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.3,91,430.00/- as on 02-01-2017	Physical on 05-09-2022	02-07-2026	Flat BUA : 515 Sq Ft	Registered	Rs.25,000/-	Rs.2,50,000/-	09.07.2026 03:30 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at 303, Floor 3,santdarshan Co Soc Ltd , Opp Asharam , Dungra,396191 , Gujarat , Valsad

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	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 / 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
9.	Sureshbhai Mavjibhai Donda / Shailesh Mavjibhai Donda / Shailesh Mavjibhai Donda	LAN:20003030 016572 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.3,91,430.00/- as on 02-01-2017	Physical on 17-09-2023	02-07-2026	Flat BUA : 366 Sq Ft	Registered	Rs.26,500/-	Rs.2,65,000/-	10.07.2026 02:30 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at L2 201, Floor 2, Bhakti Dhara Residency , Sayan Gothan Road , Opp Om Palace,394130 , Gujarat , Olpad , 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 - 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	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 / 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
10.	Sushil Bhardwaj / Priyanka Sharma	LAN:20003050 012056 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.20,96,511.34/- as on 19-06-2021	Physical on 23-02-2023	02-07-2026	Flat BUA :1350 Sq Ft	Registered	Rs.1,03,500/-	Rs.10,35,000/-	10.07.2026 03:00 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at 403/404, Floor 4,matru Chhaya , Ram Nagar Chhiri , Nr Struggle School Ramnagar Koparli Road,396191 , Gujarat , Vapi , Valsad , Chhiri (CT)

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	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 / 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
11.	Vipinkumar Satyaprakash Mishra / Padma Vipinkumar Mishra	LAN:20003110 005181 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs.11,19,131.33/- as on 27-10-2021	Physical on 22-01-2023	02-07-2026	House Land : 431 Sq FT BUA : 255 Sq Ft	Registered	Rs.56,0 00/-	Rs.5,60,000/-	10.07.2026 03:30 PM

Description of the Secured Asset being auctioned: All that Piece and Parcel of the immovable property at 149-155,sky Villa , Sayan Sugar Factory Road , Syadla Olpad,394130 , Gujarat , Surat City , 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 - 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	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 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: Surat, Gujarat

Date: 15-05-2026

Sd/- Authorised Officer,

Asset Reconstruction Company (India) Ltd.,