Asset Reconstruction Company (India) Ltd. (Arcil)

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: 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.	Radhakishan Ramlal Baghel/ Lalita Radhakishansinh Baghel	LAN: 200010100013384 Bandhan Bank Ltd	Arcil – 2024C - 003- Trust	Rs. 4,21,880.58 as on 10.12.2020	Physical / 12.03.2022	27.07.2026	Flat-BUA : 237.00 Sq Ft	Registered	Rs. 29,500/-	Rs. 2,95,000/-	04.08.2026 at 04:15 pm

Description of the Secured Asset being auctioned: All That Piece And Parcel Of The Immovable Property Admsg About 237.00 Sq Ft Block No 170 Paiki 1Fpt#3 Paiki House No 11 Sahakar Nagar, Virampura Road Near Gram Panchayat Office Lakhwad Mahesana Mahesana Gujarat 384001.

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.	Yug Creation/ Sanjaybhai C Sakhiya/ Kundanben Sakhiya	LAN: 12770863 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 1,26,53,345.85 as on 19.08.2019	Physical / 02.12.2020	27.07.2026	Land-BUA : 4464.36 sq mtrs	Registered	Rs. 6,70,000/-	Rs. 67,00,000/-	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-A, 4/A, 5/A, 6/B, 21/B, 22/B, 34/B, 76/A, 77/A Totally Admsg 2867. 44 Sq Mtrs I E. 3429.44 Sq. Yards Along With 1140.7 Sq Mtrs Undivided Share In The Land Of Road And 457.66 Sq Mtrs Undivided Share In The Land Of COP Totally 4464.36 Sq Mtrs In Green Garden Situated At Revenue Survey Block No 519 Admsg He.Aare 4-06-71 Sq.Mtrs Of Moje Village Chharvada Taluka Valsad District 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-Trust-2025C-008**	**Payable at : Ahmedabad / Par**	
RTGS details	**Account No 57500001631544 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.	Mahesh Kumar/ Sudha Mishra	LAN: 26692329 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,65,011.55/- / 09-12-2019	Physical / 11/4/2020	24.07.2026	Flat-BUA : 312 Sq. Ft	Registered	Rs. 26,500/-	Rs. 2,65,000/-	10.08.2026 at 12:00 pm

Description of the Secured Asset being auctioned: Flat No. 411, 4th floor, Vrundavan Residency, Anmol Residency Vibhag - 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.: 57500001631544 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.	Manoj Tiwari/ Nitu Manoj Tiwari	LAN: 26691492 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 10,03,232.56/- 12-06-2021	Physical / 21-01-2022	24.07.2026	Flat-BUA : 270 Sq. Ft	Registered	Rs. 23,000/-	Rs. 2,30,000/-	10.08.2026 at 12:30 pm

Description of the Secured Asset being auctioned: Immoveable property admeasuring about Plot No. 81, Madhav Residency, Sayan Kim Road, Moje Kareli, Taluka Olpad, District Surat 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.: 57500001631544 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.	Mukesh Kumar / Indu Mukesh Kumar	LAN: 23816241 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 7,00,276.18 as on 11.06.2023	Physical / 08.02.2024	24.07.2026	Plot admsg 44.65 sq mtrs	Registered	Rs. 31,000/-	Rs. 3,10,000/-	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 Admsg 53.38 Sq Yards I.E. 44..65 Sq. Mtrs Alongwith Proportionate Undivided Share In Road and COP Vishwas Residency Developed Upon Land Situated At Moje Kunvarda Sub District And Taluka Mangrol Bearing Block No 322 Dist Surat State Gujarat Pin 394410

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.: 57500001631544 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.	Niraj Shrighanshayam Singh/ Asha Singh	LAN: 26691513 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 681569.5 as on 27.02.2020	Physical / 27.01.2022	24.07.2026	Flat admsg 342 sq mtrs	Registered	Rs. 16,000/-	Rs. 1,60,000/-	10.08.2026 at 02:30 pm

Description of the Secured Asset being auctioned: Flat No 108 Admsg 342 Sq Ft Super Built Up Area And Built Up Area Admsg 188 Sq Ft Alongwith Undivided Share Admsg 4.99 Sq Mtrs In Ground Land, First Floor, Vrundavan Residency Taluka Palsana Jolwa Bearing Revenue Survey No 104 Block 105 N A Land Paikee Developed As Anmol Residency Vibhag 1 Plots Paike Plot No A/30 And A/31

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.: 57500001631544 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.	Pradeep Yadav/ Maneetadevi Pradeep Yadav	LAN: 17571793 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 897107.14 as on 19.04.2021	Physical / 25.01.2022	24.07.2026	Plot admsg 73.33 sq mtrs	Registered	Rs. 31,500/-	Rs. 3,15,000/-	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 Admsg 40.15 Sq Mtrs Along With 33.18 Sq Mtrs Undivided Share In Land Of Road And COP Total Admsg 73.33 Sq Mtrs In Nilkanth Villa Situated At Survey No 348 Paiki 350/2, 351 Block No 327/A Admsg 8100 Sq Mtrs Moje Village Kuvarda 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.: 57500001631544 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.	Rajendrasingh B Padhyar	LAN: 26691446 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,36,099.45 as on 05.12.2019	Physical / 15.03.2022	28.07.2026	Flat admsg 52.70 sq mtrs	Registered	Rs. 26,500/-	Rs. 2,65,000/-	11.08.2026 at 12:00 pm

Description of the Secured Asset being auctioned: Flat NO 211 Admsg 567 Sq Ft I.E. 52.70 Sq Mtrs Super Built Up Area And Built Up Area Admsg 312 Sq Ft I.E. 28.996 Sq Mtrs Alongwith Undivided Share Admsg 4099 Sq Mtrs In Ground Land 2nd Floor Vrundavan Residency Situated At Gujarat Surat Palsana Jolwa Bearing Revenue Survey No 104 Block 105 N.A. Landpaike Developed As Anmol Residency Vibhag 1 Plot Paikee Plot No A/30 And A/31

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.: 57500001631544 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.	Ratipal Ram/ Asha Ramdeen	LAN: 26691491 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 9,19,038.87 as on 03.12.2019	Physical / 21.02.2022	28.07.2026	Flat admsg 52.70 sq mtrs	Registered	Rs. 26,500/-	Rs. 2,65,000/-	11.08.2026 at 12:30 pm

Description of the Secured Asset being auctioned: Flat NO 111 Admsg 567 Sq Ft I.E. 52.70 Sq Mtrs Super Built Up Area And Built Up Area Admsg 312 Sq Ft I.E. 28.996 Sq Mtrs Alongwith Undivided Share Admsg 4099 Sq Mtrs In Ground Land 1st Floor Vrundavan Residency Situated At Gujarat Surat Palsana Jolwa Bearing Revenue Survey No 104 Block 105 N.A. Landpaike Developed As Anmol Residency Vibhag 1 Plot Paikee Plot No A/30 And A/31

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.: 57500001631544 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 **Sd/- Authorised Officer**
Date : 14.07.2026 **Asset Reconstruction Company (India) Ltd.,**