Asset Reconstruction Company (India) Ltd.,

Premier ARC

Acting in its capacity as Trustee of Arcil-Trust-2025-008&Arcil - Trust -2026C - 001
Arcil office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Branch Office: SCO.9,AJ Tower,3rd Floor, Feroz Gandhi Market, Ludhiana: 141001.
Website: https://auction.arcil.co.in; **CIN-** L65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISES 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 Trusts mentioned in the below table** (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 Rules6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

PROPERTY 1:

SL. NO.	SL/ Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	1. Chandan Hans 2. Lekh Raj 3. Priyanka Devi 4. Construction Thekedar	II10549310 & IIFL HOME FINANCE LIMITED	Arcil - Trust - 2026C - 001	Rs.22,22,252.00/- (Rupees Twenty Two Lakh Twenty Two Thousand Two Hundred and Fifty Two Only) as on 20/07/2024 + further Interest thereon + Legal Expenses Demand Notice Dated: 20-07-2024	Physical	16-12-26	Residential House& Area –Approx 138 Sq. Yards	EMD – 1,94,800/- (Rupees One Lakh Ninety-Four Thousand Eight Hundred Only)	RP - Rs. 19,48,000/- (Rupees Nineteen Lakh Forty-Eight Thousand Only)	23-Dec-26 & 05:15 PM

Description of the Secured Asset being auctioned:
Schedule A
Property Bearing Out Of Khasra No. 82//1 6/2(2-0), 17(8-0), 18(8-0), 19(8- 0), 20/1 (5-12), 82//25/1 (2-0), Khewat No 238/275, 239,276, Situated At Khawaspur, Hadbast No. 246, Tehsil And District Hoshiarpur, Punjab, 144208 Punjab.
In The Name Of Mr. Lekh Raj
And situated within the Registration District of Hoshiarpur, Punjab.

Pending Litigations known to ARCIL	Nil	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	2 hours before the time of E-Auction	Bid Increment amount: 10000/-	**As mentioned in the BID document**
Demand Draft to be made in name of:	Arcil - Trust -2026C - 001	Payable at Mumbai	
RTGS details	Bank name – HDFC Bank Trust Name- Arcil - Trust -2026C - 001 Account Number -57500001799327 RTGS/NEFT IFSC : HDFC0000542 Branch:- KAMALA MILLS COMPOUND,SENAPATI BAPAT MARG ,LOWERPAREL ,MUMBAI 400013		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9988707123 (Manjot.singh@arcil.co.in)		

PROPERTY 2:

SL. NO.	SL/ Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2	1. ASHOK KUMAR 2. NARINDER KAUR 3. M/S BHAG PARKASH CARPENTER HOUSE	II10522102 & IIFL HOME FINANCE LIMITED	Arcil - Trust - 2026C - 001	Rs.11,20,021/- (Rupees Eleven Lakh Twenty Thousand and Twenty One only)as on 20/05/2024 + further Interest thereon + Legal Expenses Demand Notice Dated: 20-05-2024	Physical	16-12-26	Residential House& Area - 1320 Sq. Ft	EMD – 1,20,100/- (Rupees One Lakh Twenty Thousand One Hundred Only)	RP - Rs. 12,01,000/- (Rupees Twelve Lakh One Thousand Only)	23-Dec-26 & 02:15 PM

Description of the Secured Asset being auctioned:
SCHEDULE A
ALL THAT PART AND PARCEL OF THE PROPERTY OUT OF KHEWAT NO. 550, KATOUNI NO. 670, KHASRA NO 441053 PASRT OF 14/13/2 (5-17), HADBAST NO 137, VILLAGE CHAK MEHRA, TEHSIL DASUYA, DISTRICT HOSHIARPUR, PUNJAB, 144205.
IN THE NAME OF MR. ASHOK KUMAR
And situated within the Registration District of Hoshiarpur, Punjab.

Pending Litigations known to ARCIL	Nil	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	2 hours before the time of E-Auction	Bid Increment amount: 10000/-	**As mentioned in the BID document**
Demand Draft to be made in name of:	Arcil - Trust -2026C - 001	Payable at Mumbai	
RTGS details	Bank name-HDFC Bank Trust Name- Arcil - Trust -2026C - 001 Account Number-57500001799327 RTGS/NEFT IFSC : HDFC0000542 Branch:- KAMALA MILLS COMPOUND,SENAPATI BAPAT MARG ,LOWERPAREL ,MUMBAI 400013		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9988707123 (Manjot.singh@arcil.co.in)		

PROPERTY 3:

SL. NO.	SL/ Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
3	1. RAJINDER KUMAR 2. MANDEEP KAUR	17800006717 & Piramal Capital And Housing Finance Limited (Formerly Known as DHFL) now known as Piramal Finance Limited	Arcil-Trust-2025-008	Rs.13,30,130/- [Rupees thirteen lakh Thirty Thousand One hundred Thirty only) as on 31/03/2021 + further Interest thereon + Legal Expenses Demand Notice Dated: 17-05-2021	Physical	18-12-26	Residential Plot& Area – 330 Sq. Yards	EMD – 1,40,200/- (Rupees One Lakh Forty Thousand Two Hundred Only)	RP - Rs. 12,01,000/- (Rupees Twelve Lakh One Thousand Only)	23-Dec-26 & 05:45 PM

Description of the Secured Asset being auctioned:
SCHEDULE A
ALL ALL THAT PART AND PARCEL OF THE PROPERTY BEARING NO. KHALIFA BAGH SANGRUR NEAR FLY OVER PATIALA PATIALAPATIALA PUNJAB - 147001
ALL THAT PART AND PARCEL OF THE PROPERTY BEARING NO. KHALIFA BAGH SANGRUR NEAR FLY OVER PATIALA PATIALAPATIALA PUNJAB - 147001 .
IN THE NAME OF MRS. MANDEEP KAUR
And situated within the Registration District of Patiala, Punjab.

Pending Litigations known to ARCIL	Nil	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	2 hours before the time of E-Auction	Bid Increment amount: 10000/-	**As mentioned in the BID document**
Demand Draft to be made in name of:	Arcil - Trust -2025 - 008	Payable at Mumbai	
RTGS details	Bank name – HDFC Bank Trust Name- Arcil - Trust -2025 - 008 Account Number : 57500001631544 RTGS/NEFT IFSC : HDFC0000542 Branch:- KAMALA MILLS COMPOUND,SENAPATI BAPAT MARG ,LOWERPAREL ,MUMBAI 400013		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9988707123 (Manjot.singh@arcil.co.in)		

PROPERTY 4:

SL. NO.	SL/ Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
4	1. AARIF MAHMOOD 2. SHAHEEDA PARVEEN	17800005369 & Piramal Capital And Housing Finance Limited (Formerly Known as DHFL) now known as Piramal Finance Limited	Arcil-Trust-2025-008	Rs. 20,45,104/- (Rupees Twenty lakh Forty Five Thousand One Hundred FourOnly)as on 23/07/2019 + further Interest thereon + Legal Expenses Demand Notice Dated: 26-07-2019	Physical	17-12-26	Residential House& Area – 180.44 Sq. Yards	EMD – 1,20,100/- (Rupees One Lakh Twenty Thousand One Hundred Only)	RP - Rs. 12,01,000/- (Rupees Twelve Lakh One Thousand Only)	23-Dec-26 & 05:30 PM

Description of the Secured Asset being auctioned:
SCHEDULE A
ALL THAT PART AND PARCEL OF THE PROPERTY BEARING NO. KHALIFA BAGH SANGRUR NEAR FLY OVER PATIALA PATIALAPATIALA PUNJAB - 147001.
IN THE NAME OF MR. AARIF MAHMOOD
And situated within the Registration District of Patiala, Punjab.

Pending Litigations known to ARCIL	Nil	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	2 hours before the time of E-Auction	Bid Increment amount: 10000/-	**As mentioned in the BID document**
Demand Draft to be made in name of:	Arcil - Trust -2025 - 008	Payable at Mumbai	
RTGS details	Bank name – HDFC Bank Trust Name- Arcil - Trust -2025 - 008 Account Number: 57500001631544 RTGS/NEFT IFSC : HDFC0000542 Branch:- KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWERPAREL ,MUMBAI 400013		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in) Manjot Singh – 9988707123 (Manjot.singh@arcil.co.in)		

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.inand 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, 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: Punjab
Date: 18.11.2026

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