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.	Mukundbhai Ganeshbhai Parmar / Ganeshbhai Raghabhai Parmar / Narmadaben Ganeshbhai Parmar	LAN: 20003040003846 Bandhan Bank	Arcil - 2024C - 003-Trust	Rs. 6,68,357/- as on 22.03.2022	Physical on 15-04-2023	04-12-2026	456 Sq. Ft. BUA 311	Registered	Rs. 62,000/-	Rs. 6,20,000/-	23.12.2026 05.00 PM

Description of the Secured Asset being auctioned: Property owned byMrs Narmadaben Ganeshbhai Parmar, MrMukundbhai Ganeshbhai Parmar

All that piece and parcel of Row House admeasuring the Land area as 42.36 sq mtr. and the Super built up area as 28,91 Sq, mtr situated at Final Plot No. - 70, Survey No -133/1, Block/Building No. - 133/1, House No. - 70, Floor - N/A, Building/Society Name - Shiv Dhara Residency, Street No./Name - Ongc Point Road, Area - Opp Gokuldham Residency, City - Andada, along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub-Registrar, and bounded as follows: North: Plot No.71, South: PlotNo.69, East: Internal Road, West: Lagu Survey Number

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), 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: Gujarat,
Date: 24-11-2026

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