



# Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of "Arcil - 2024C - 004-Trust"

**Arcil Office:** The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400028.

**Branch Office: Room No. 1001, 10th Floor, Signet Tower, DN 2, Sector V, Salt Lake, Kolkata-700091, West Bengal. Tel: 03348226608, 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 properties/ies mortgaged/charged to the **Asset Reconstruction Company (India) Limited**, acting in its capacity as Trustee of "Arcil - 2024C - 004-Trust" (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "Asis whereis", "Asis whatis"; "Whatever thereis" 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").

| Name of the Borrower / Co-Borrowers/ Guarantors/ Mortgagors/ | LAN No. & Selling Bank         | Trust Name                | Outstanding amount as per SARFAESI Notice dated 18th December 2018   | Possession Type and Date  | Date of Inspection          | Type of Property and Area    | Earnest Money Deposit (EMD)   | Reserve Price   | Date & Time of E-Auction     |
|--|--------------------------------|---------------------------|--|---------------------------|-----------------------------|------------------------------|---|---|------------------------------|
| Borrower: Upendra Kumar Co-borrower Deepmala Devi            | 200077100 00079 (Bandhan Bank) | Arcil - 2024C - 004-Trust | Rs. 18,05,639.85/- (Rupees Eighteen Lakh Five Thousand Six Hundred Thirty Nine and Paise Eighty Five Only), as on 18th Dec 2018+ further Interest thereon + Legal Expenses | Physical on 03rd Feb 2026 | Will be arranged on request | freehold Land 1 katha 5 Dhur | Rs. 1,88,500/- (Indian Rupees One Lakh Eighty Eight Thousand Five Hundred Only) | Rs. 18,85,000/- (Indian Rupees Eighteen Lakh Eighty Five Thousand Only) | 30th March 2026<br>12:30 PM. |

**Description of the Secured Asset being auctioned: Property owned by Deepmala Devi:** Immovable property admeasuring land 1 katha 5 Dhur. All that piece and parcel of homestead land measuring about 1 Kattah 5 Dhur (3.9062 Decimals), situated at Mouza- Mallickpur Bahuara, PS- Fulbari Sharif, Hal PS- Gourichawk, SRO- Fulbari Sharif, District- Patna, Touzi No.198, Thana No.125, Khata No.100, Plot No.161 along with the structure standing thereon and bounded as follows: **North:** ShriAnil Roy, **South:** Dilchand Kahar, **East:** Vinod Kahar, **West:** Buyer and 10 Ft wide Road.

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| <b>Pending Litigations known to ARCIL : NIL</b>  | <b>Account Name - Arcil 2024C -004-Trust: A/c No. 57500001409112 : IFSC Code - HDFC0000542 : Maintained with- HDFC</b>                                   |
| <b>Encumbrances/Dues known to ARCIL : NIL</b>  |  |
| <b>Last Date for submission of Bid : Same day 2 hours before Auction</b>               | <b>Name of Contact person &amp; number: Mahesh Bangera-9004173256 (mahesh.bangera@arcil.co.in) Koushik Dutta- 9674757441 (koushik.dutta@arcil.co.in)</b> |
| <b>Bid Increment amount : As mentioned in the BID document</b>                         |  |
| <b>Demand/Draft to be made in name of: Arcil - 2024C - 004-Trust; Payable at : Par</b> |  |

### Terms and Conditions:

- 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.
- The Authorised Officer ("AO")/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-poner the Auction without assigning any reason thereof and without any prior notice.
- 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.
- 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.
- 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.
- 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.
- 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: Kolkata**  
**Date: 14-02-2026**

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