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

CIN - L65999MH2002PLC134884 | Website: www.arcil.co.in;
Acting in its capacity as Trustee of Arcil – Trust -2026C – 023 set up in respect of financial assets relating to Mr. Abdul Majeed Puthan Purayil
Arcil Office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400 028.
Branch Office : 1G, 1st Floor, Century Plaza, No.560-562, Anna Salai, Teynampet, Chennai – 600018.

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 Arcil – Trust -2026C – 023 (**"ARCIL"**) (pursuant to the assignment of financial asset by Karnataka Bank to ARCIL vide registered Assignment Agreement dated March, 25, 2026), 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 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower	**Mr. Abdul Majeed Puthan Purayil "Dreams",** Chathoth House, Door No.16/348, Nellacheri P.o, Kunnumakkara via Chombala, Kozhikode-673308 Also at: Puthanpurayil, Orkatteri, Vadakara, Kozhikod e-673501.
Name of the Partners/ Guarantors / Co-Borrowers/Mortgagors	1) Mrs. Khamarunnisa V K 2) Mr. M K Suresh Kumar
Outstanding amount as per SARFAESI Notice dated November 18, 2021	**` 2,17,87,945.85/- (Rupees Two Crore Seventeen Lakh Eighty-Seven Thousand Nine Hundred Forty Five and Paisa Eighty Five Only)** as on **November 17, 2021** together with further interest @ 14.50 % p.a compounded monthly and penal interest @ 2 % p.a. from October 30, 2021 onwards till payment.
Possession	KBL has taken Physical possession as per provisions of SARFAESI Act, 2002 on April 11, 2025.
Date of Inspection	**Will be arranged on request**
Earnest Money Deposit (EMD)	**Rs. 14,20,000/- (Indian Rupees Fourteen Lakhs And Twenty Thousand Only).** The Earnest Money has to be deposited by way of RTGS Favouring **"Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291**
Last Date for submission of Bid & EMD	**08.12.2026 before 5:00 p.m.**
Reserve Price	**Rs. 1,42,00,000/- (Rupees One Crore Forty-Two Lakhs Only)**
Bid Increment	**Rs. 30,000/- (Rupees Thirty Thousand only) & in such multiple**
Date & Time of E-Auction	**09th December 2026- 12.00 pm**
Link for Tender documents	**www.arcil.co.in**
Pending Litigations known to ARCIL	**To the best of knowledge and information of the Authorized Officer, there are no pending litigations on the properties.**
Encumbrances/Dues known to ARCIL	**To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the property**
Description of the Secured Asset being auctioned.	**Property owned by Mr. Abdul Majeed Puthan Purayil** All the part and parcel of residential property land bearing Old Survey number 24/5 and in re-Sy No.22/21, measuring 10.18 ares along with house constructed thereon bearing Door No. 16/348 of Eramada Grama Panchayat,situated in Kunnumakkara Village, Nellancheri Desom of Vadakara Taluk, Kozhikode District.

Terms and Conditions:

1. The Auction Sale is being conducted by the Authorized Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website www.arcil.co.in. Arcil is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of ARCIL, www.arcil.co.in and the link mentioned above as well as the website of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorized Officer/ ARCIL/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Judis Glaston-9944044628, email id: judis.glaston@arcil.co.in, Mr.Ragothaman-9962042022, email id: ragothaman.v@arcil.co.in, Mr.Mahesh Bangera-9004173256, email id: mahesh.bangera@arcil.co.in.
5. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
6. For inspection of the property or more information, the prospective bidders may contact Mr. Judis Glaston, 9944044628 (Mob), judis.glaston@arcil.co.in, or the abovementioned address
7. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
8. 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.
9. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction 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.
10. The particulars specified in the auction notice published in the newspapers 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.
11. In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL shall refund the "EMD" and/ or 'Sale Proceeds' only without interest and the purchaser / bidder. The Purchaser/ Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc.
12. 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.
13. 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 Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Sd/- Authorized Officer
Asset Reconstruction Company (India) Ltd.
Trustee of Arcil – Trust -2026C – 023

Place : Calicut
Date : 13.11.2026