

 Asset Reconstruction Company (India) Ltd., (Arcil) CIN-U65999MH2002PLC134884 Website: www.arcil.co.in; Acting in its capacity as Trustee of Arcil-Trust-2026C-019 Trust set up in respect of financial assets relating to MIS Ahil Construction and Construction and Earthmovers	
Arcil Office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028. Branch Office: 1st Floor, Plot # C 48, Iznaw Tower, Vibhuti Khand, Gomti Nagar, Lucknow – 226 010, Uttar Pradesh. Tel: -0522-041863.	
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 mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Arcil-Trust-2026C-019 Trust ("ARCL") (pursuant to the assignment of financial asset by the State Bank of India Limited to ARCL, vide registered Assignment Agreement dated 27th March, 2025, 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 M/s Ahil Construction and Construction and Earthmovers to the tune of Rs. 1,22,15,156/- (Rupees One Crore Twenty-Two Lakhs Fifteen Thousand and One Hundred Fifty-Five Only) as on 28.10.2022 , 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	M/s Ahil Construction and Construction and Earthmovers (Sole Proprietorship) Address: 74/452, Raj Ganga Tower, Vinodivan Vigna, Raebareilly Road, District Lucknow-226002
Name of the Guarantors/Co-Borrowers/Mortgagors	1. Sh. Akhilesh Kumar S/o Mr. Om Prakash (Proprietor/ Guarantor) R/o C/2002 Akash Enclave Sector-6, Vindhyava Vigna Raibareilly Road, Uttar Pradesh-226002 2. Sh. Mukesh Kumar S/o Satyappa (Guarantor/ Mortgagor) R/o House No. A-72 Flat No. 202, Near Bank Jagan Chauraha, Saket, Meend UP 250001 Also at: Flat No. 804, 8th Floor Surya Lake View Apartment Vikalp Khand Gomti Nagar Lucknow, Uttar Pradesh-226010.
Outstanding amount as per SARFAESI Notice published on October 16, 2022	Rs. 1,22,15,156/- (Rupees One Crore Twenty-Two Lakhs Fifteen Thousand and One Hundred Fifty-Five Only) as on 28.10.2022, together with further interest, charges and costs etc.
Possession	Selling Bank has taken symbolic possession vide Notice u/s 13(4) dated 13.01.2023 and secured physical possession under directions of the local DM on 03.02.2025.
Date of Inspection	Will be arranged on request
Earnest Money Deposit (EMD)	Rs. 5,30,000/- (Rupees Five Lakh Thirty Thousand Only) The Earnest Money has to be deposited by way of DD or RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 62912320000561, HDFC Bank Limited, Branch: Lower Panel, Mumbai, IFSC Code: HDFC0000291
Last Date for submission of Bid & EMD	21.09.2028 before 05:00 p.m.
Reserve Price	Rs. 53,00,000/- (Rupees Fifty-Three Lakhs only)
Bid Increment	Rs.30,000/-
Date & Time of E-Auction	22-Sep-2026 at 3:15 PM.
Link for Tender documents	www.arcil.co.in
Pending Litigations known to ARCL	None
Encumbrances/Dues known to ARCL	- Employee Provident Fund (EPFO) – Not known - Workmen Dues – Not known - Employee Dues – Not known - Unsecured Financial Creditors – Not known - Claims of Operational Creditors – Not known - Income Tax Dues – Not known - Sales Tax Dues – Not known
Description of the Secured Asset being auctioned.	Flat No. 804, 8th Floor, Surya Lake view Apartment, Vikalp Khand, Gomti Nagar, Lucknow-226023, Area 102.88 sq. mtr. vide Sale Deed dated 25.05.2009 in favour of Mukesh Kumar S/o Satya Pal Singh bearing document no. 4971 in Book T Volume 8573 on page nos. 1-36.
Terms and Conditions: 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 ARCL, www.arcil.co.in and the link mentioned herein above as well as the website of the service provider, ARCL, 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/ ARCL 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 Ms. Chandan Chaudhary – 7627087634, Anil Kumar Sharma – 9756265172, Mr. Mahesh Bhangra – 9041173295, email id: chandan.chaudhary@arcil.co.in and mahesh.bhangra@arcil.co.in, collection.uma@arcil.co.in. 5. All the intending purchasers/ bidders are requested 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 Ms. Chandan Chaudhary – 7627087634 and Anil Kumar Sharma – 9756265172. 7. The properties are to be sold for recovery of the outstanding dues against the Borrower. 8. At any stage of the auction, the Authorized Officer may accept/ reject/ modify/ cancel the bid/ offer or post-pone the auction without assigning any reason therefor and without any prior notice. 9. 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 favor as per the applicable law. 10. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction and claims/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 ARCL. The Authorized Officer of ARCL, shall not be responsible in any way for any third-party claims/rights/dues. 11. 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. 12. In the event of and on later development due to intervention of any court or tribunal save appropriate legal opinion and legal remedy available to ARCL, if the sale is required to be cancelled ARCL 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 ARCL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc. 13. 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. 14. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCL has the right to sell the secured asset by any other method under the provisions of Rule 8(i) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.	
Place : Lucknow	Sd/-
Date : 07.08.2026	Authorized Officer Asset Reconstruction Company (India) Ltd. Trustee of "Arcil-Trust-2026C-019"