

**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 Office :** Unit No.3, 3rd Floor, Vishishta Arcade, No.2243, 23rd Cross, Banshankari 2nd stage, Bangalore, 560070, Karnataka**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").

Sr. 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 : 22/12/2022	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD) & Last Date for submission of Bid	Reserve Price	Date & Time of E-Auction
1	1. Mr Imtiaz Khan, (Borrower) 2. Mr Ghaibhanu Khan, (Co-Borrower) 3. Ms. Shahista Begum, (Co-Borrower)	543RMS0101 245027 Bajaj Housing Finance Ltd	Arcil-Retail Loan Portfolio o-042-E-Trust	Rs. 30,98,062.44/- (Rupees Thirty Lakh Ninety-Eight Thousand Sixty-Two and Forty-Four Paise Only) as on 19/12/2022 + further Interest calculated thereon from 20.12.2022 + Legal Expenses	Physical Possession on 08 July 2026	On Request	Plot 1200 sq ft.	Rs. 4,70,000/- (Rupees Four Lakh Seventy Thousand Only) Same day 2 hours before Auction 27/11/2026 on 01:30 PM Bid Increment: As mentioned in the BID document.	Rs. 47,00,000/- (Rupees Forty-Seven Lakh Only)	27.11.2026 on 03:30 PM

Description of the Secured Asset being auctioned: Property owned by: Imtiaz Khan
Schedule Property : All that piece and parcel of the property bearing Site No. 121, PID No. 561162, Mahanagarapalike Khata No. 3166/2174, Municipality Khata No. Old 3166, thereafter 3166/2174/121, Shettyhalli Gramtana Layout, Ward No. 31, Tumkur, measuring East to West 40 feet, North to South 30 feet, having a residential house constructed and **bounded on the: East by :** Site No. 115, **West by :** Road, **North by :** Site No. 120, **South by :** Site No. 122.

Pending Litigations known to ARCIL	None	Encumbrances/Dues known to ARCIL	Not Known to ARCIL
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount :	As mentioned in the BID document
Demand Draft	Arcil-Retail Loan Portfolio-042-E- Trust	Payable at : At per	
RTGS details	Account Name: Arcil-Retail Loan Portfolio-042-E- Trust, A/C No: 57500000729860, HDFC Bank, IFSC Code: HDFC0000542, Branch Address: Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra - 400013.		

Name of Contact person & number | Mahesh Bangera : 9004173256, Ganesh M : 8762405382, Vijeth JP : 7892576854

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-pone 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 : Bengaluru,
Date : 10.10.2026

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