Asset Reconstruction Company(India) Ltd. (Arcil)

CIN - L65999MH2002PLC134884 | Website: https://auction.arcil.co.in

Arcil Office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028.

Branch Office : 1st Floor, Plot # C 48, Iznaa Tower, Vibhuti Khand, Gomti Nagar, Lucknow – 226 010, Uttar Pradesh. Tel: - 0522-4241603.

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISES 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 Trusts mentioned in the below table (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 Rules6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

PROPERTY 1:

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	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	1. Jainuddeen 2. Sadarun Nisha	20007590000203 & Bandhan Bank	Arcil - 2024C - 004- Trust	Rs. 24,78,502.13/- (Rupees Twenty Four Lakh Seventy-Eight Thousand Five Hundred Two and Thirteen Paise Only) as on 17/07/2025 + further Interest thereon + Legal Expenses Demand Notice Dated: 13-08-2025	Symbolic 23-01-2026	02-07-2026	Residential Land & Area – 92.93 Sq Mtr	Rs. 55,180/- (Rupees Fifty Five Thousand One Hundred Eighty Only)	Rs. 5,51,800/- (Rupees Five Lakh Fifty One Thousand Eight Hundred Only)	27-Nov-26 at 06:15 PM

Description of the Secured Asset being auctioned: Schedule A - Final Plot No Araji No 841 House No- Arazi No 841 Building /Society Name- Maujja Jungle Ramgarh Urf Rajahi Tappa Area - Pargana Haweli Teh Sadar City- Gorakhpur And The Sadi Property is **Bounded As Under : North:** Land Sellar, **South:** Land Sellar, **East:** Road 16 Feet, **West:** Land Budhiram. In The Name Of Mr Jainuddeen. And situated within the Registration District of Gorakhpur, Uttar Pradesh.

PROPERTY 2:

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	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2	1. Ashish Gupta 2. Urmila Devi A Singh	20007590000204 & Bandhan Bank	Arcil - 2024C - 004- Trust	Rs. 2539150.61/- (Rupees Twenty-Five Lakh Thirty-Nine Thousand One Hundred Fifty Rupees and Sixty-One Paise Only) as on 17.07.2025 + further Interest thereon + Legal Expenses Demand Notice Dated: 13-08-2025	Symbolic 23-01-2026	02-07-2026	Residential Land & Area - 92.93 Sq Mtr	Rs. 55,180/- (Rupees Fifty Five Thousand One Hundred Eighty Only)	Rs. 5,51,800/- (Rupees Five Lakh Fifty One Thousand Eight Hundred Only)	27-Nov-26 at 05:00 PM

Description of the Secured Asset being auctioned: Schedule A - All That Piece Or Parcel Of Free Hold Land And Hereditaments And Permises Residential Plot Situated At Final Plot No- Arazi No 841 , Survey No- Arazi No 841 House No- Arazi No 841, Building/ Society Name- Maujja Ramgarh Urf Rajhi Tappa And Area - Pargana Haweli Tehsil Sadar City- Gorakhpur And The Said Property Is **Bounded As Under: East :** Road 16 Feet, **West :** Land Bechan Chauhan, **North :** Land Budhiram, **South :** Land Sellar. In The Name Of Mr Ashish Gupta. And situated within the Registration District of Gorakhpur, Uttar Pradesh

Pending Litigations known to ARCIL	**Nil**	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**2 hours before the time of E-Auction**	**Bid Increment amount : 20000/-**	**As mentioned in the BID document**
Demand Draft	**As mentioned in the Trust Name column**	**Payable at : Pune**	
RTGS details	**Bank Name : HDFC Bank, Trust Name : ARCIL - 2024C-004-TRUST, Account Number : 57500001409112, RTGS/NEFT IFSC : HDFC0000542, Branch :- Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai 400013**		
Name of Contact person & number	Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in); Himanshu Singh – 7087038835 (himanshu.singh@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, 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 : Lucknow,
Date : 03.11.2026

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