Asset Reconstruction Company(India) Ltd. (Arcil)

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

Acting in its capacity as Trustee of Arcil-Retail Loan Portfolio-042-C-Trust & Arcil-Retail Loan Portfolio-042-E- Trust & Arcil-Retail Loan Portfolio-074-A-Trust.

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

Branch Office: Office No. 1008, 11th Floor, Westend Mall, Janakpuri District Centre, Janakpuri, New Delhi PO: 110058.

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	**Priti Rahul Kumar Ram Lakhan**	**HLP1000086 18 & Sewa Grih Rin LTD. ("Sewa")**	**Arcil - Trust-2025C-006**	**Rs. 571412.59 (Rupees Five Lakh Seventy-One Thousand Four Hundred twelve and Fifty Nine Paise Only) as on 02-07-2025 + further Interest thereon + Legal Expenses Demand Notice Dated: 07-07-2025**	**Physical 10-04-2026**	**22-06-2026.**	**Residential Land & Area – 900 SQ. Feet.**	**Rs. 34,180/-** (Rupees Thirty-Four Thousand One Hundred Eighty Only)	**Rs. 3,41,802/-** (Rupees Three Lakh Forty One Thousand Eight Hundred Two Only)	22-Dec-26 & 12:00 PM

Description of the Secured Asset being auctioned: Schedule A - Plot Situated At Land No. 57, Village- Katri Pipar Khera Pargana-hadha, Tehsil-sadar, Dist-unnao, Uttar Pradesh-20986 In The Name Of Priti **North:** Others Plot, **South:** Sellers Land, **East:** Road 15 Ft, **West:** Others Plot. And situated within the Registration District of Unnao, 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:**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**As mentioned in the Trust Name column**	**Payable at Mumbai**	
RTGS details	**Bank Name : HDFC Bank, Trust Name : Arcil-Trust-2025C-006, Account Number : 57500001510422, 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)		

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	**Anita Jaiswal Arvind Kumar Jaiswal**	**20007590000 151 & Bandhan Bank**	**Arcil - 2024C - 004- Trust**	**Rs. 25,79,958.01 (Rupees Twenty Five Lakh Seventy Nine Thousand Nine Hundred Fifty Eight Only) as on 30-12-2024 + further Interest thereon + Legal Expenses Demand Notice Dated: 06-01-2025**	**Physical 15-04-2026**	**22-06-2026.**	**Residential Land & Area - 102.23 SQ MTR.**	**Rs. 1,53,000/-** (Rupees One Lakh Fifty Three Thousand Only)	**Rs. 15,30,000/-** (Rupees Fifteen Lakh Thirty Thousand Only)	22-Dec-26 & 12:30 PM

Description of the Secured Asset being auctioned: Schedule A - Property i.e. Final Plot No. – Arazi No. 303, Survey No. – Arazi No. 303, House No. – Arazi No. 303, Building/society Name – Mauja Gayghar Bugurg Tappa And Pargna Haweli, Area – Tehsil Sadar, City- Gorakhpur, Uttar Pradesh In The Name Of Mrs Anita Jaiswal **North:** Land Devendra Singh, **South:** Land Seller, **East:** Road 20 Feet, **West:** Land Seller. And situated within the Registration District of Gorakhpur, Uttar Pradesh

PROPERTY 3:

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
3	**Alok Kumar Poonam Devi**	**20007690000 084 & Bandhan Bank**	**Arcil - 2024C - 004- Trust**	**Rs. 17,81,240.86 (Rupees Seventeen Lakh Eighty One Thousand Two Hundred Forty and Eighty Six Paise Only) as on 30-12-2024 + further Interest thereon + Legal Expenses Demand Notice Dated: 04-04-2025**	**Physical 16-04-2026**	**02-07-2026**	**Residential Land & Area - 92.93 Sq Mtr. And The Super Built Up Area As 96.65 Sq. Mtr. Situated**	**Rs. 1,60,650/-** (Rupees One Lakh Sixty Thousand Six Hundred Fifty Only)	**Rs. 16,06,500/-** (Rupees Sixteen Lakh Six Thousand Five Hundred Only)	21-Dec-26 & 12:30 PM

Description of the Secured Asset being auctioned: Schedule A - Free Hold Land And Hereditaments And Premises Row House Situated At Final Plot No. – Plot No. 06, Survey No. – Gata No. 108 Minju, House No. –plot No. 06, Building/society Name – Vill Laliyapur, Street No./name – Pargana Khairabad, Area – Tehsil And Dist. Sitapur Uttar Pradesh, City - Sitapur, The Said Property Is **Bounded As Under: North:** 20 Ft Wide Road, **South:** Plot Seller, **East:** Araji Hasar Ahmad, **West:** Plot Seller. In The Name Of **Mr Alok Kumar.** And situated within the Registration District of Sitapur, Uttar Pradesh

PROPERTY 4:

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
4	**Mr. Yashdeep Sharma Ms. Asha Rani Sharma**	**20007690000 015 & Bandhan Bank**	**Arcil - 2024C - 004- Trust**	**Rs. 1750887.1 (Rupees Seventeen Lakhs Fifty Thousand Eight Hundred Eighty Seven and One Paise Only) as on 10-01-2025 + further Interest thereon + Legal Expenses Demand Notice Dated: 03-01-2025**	**Physical 16-04-2026**	**22-06-2026.**	**Residential Land & Area - 2262 SQ. FT.**	**Rs. 1,12,477/-** (Rupees One Lakh Twelve Thousand Four Hundred Seventy Seven Only)	**Rs. 11,24,779/-** (Rupees Eleven Lakh Twenty-Four Thousand Seven Hundred Seventy-Nine Only)	21-Dec-26 & 05:30 PM

Description of the Secured Asset being auctioned: Schedule A - Plot No. 12 & 13 Made On A Portion Of Khasra No. 137 Situated At Village Pratappur Pargana, Tehsil & Distt. Sitapur. In The Name Of Mrs Anita Jaiswal **North:** Plot No. 14, **South:** Road 20 Feet Wide, **East:** Road 20 Feet Wide, **West:** Land Of Others. And Situated Within The Registration District Of Sitapur, 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:**	**As mentioned in the BID document**
Demand Draft to be made in name of:	**As mentioned in the Trust Name column**	**Payable at Mumbai**	
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.

Sd/-

Place : Lucknow,
Date : 25.11.2026

Authorized Officer,
Asset Reconstruction Company (India) Ltd.