Asset Reconstruction Company(India) Ltd. (Arcil)

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

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 # 211, 121, Zenith Complex, Plot # 28/2, K.M.Gandhi Path, Shivaji Nagar, Pune-411038. **Ph:** 7066009350, 8600743333.

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	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	Raju Gangaram Babar / Radhabai Nanaram Babar / Kundan Budhasing Rajput	10400001059 Piramal Finance	Arcil-Trust-2025-008	notice dated 19-11-2025 (Rs.23,20,467.41/-)	Physical possession on Physical Possession 16-09-2026	Will be arranged on request	Free Hold carpet area 34.45 s.mtr. built up area 39.50s. mtr balcony & boxes area 0.75 s. mtr. terraces 7.00 s. mtrs	Rs. 1,12,500/- (Rs. One Lakh Twvelve Thousand Five Hundred)	Rs. 11,25,000 (Rs. Eleven Lakhs Twenty-Five Thousand)	15-12-2026 at 2.00PM

Description of the Secured Asset being auctioned: Flat No-12, Sukhkarta Apartment, NA, Plot No 463, Cidco Growth Center, Plot No 463, Cidco Growth Center, Tisgaon Cidco, Aurangabad, Maharashtra, In, 431002. Admeasuring carpet area 34.45 s.mtr. built up area 39.50s. mtr balcony & boxes area 0.75 s. mtr. terraces 7.00 s. mtrs

Pending Litigations known to ARCIL	**Nil**	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount : 5000/-**	**As mentioned in the BID document**
Demand Draft	**Arcil-Trust-2025-008**	**Payable at : Pune**	
RTGS details	**Account no 57500001631544, Bank Name : HDFC, IFSC : HDFC0000542, Branch Name : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai.**		
Name of Contact person & number	Aniket Chavan : 7039715706, Deepak Shinde : 9637408866, Amit Hate : 7066009350		

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	Danish Shaikh Nazir Shaikh / Safura Aareen Shaikh	10400007715 Piramal Finance	Arcil-Trust-2025-008	notice dated 20-11-2025 (Rs.30,14,721.46/-)	Physical possession on Physical Possession 16-09-2026	Will be arranged on request	Free Hold Total R.C.C. Constructed Saleble Area Of 710. 590 Sq.ft Which Is 66.04 Sq.mtrs.	Rs. 1,32,900/- (Rs. One Lakh Thirty-Two Thousand Nine Hundred)	Rs. 13,29,000 (Rs. Thirteen Lakhs Twenty-Nine Thousand)	15-12-2026 at 2:30PM

Description of the Secured Asset being auctioned: Residential Flat, That The Property Is Situated At Mauje- Satara Taluka & District Aurangabad, Mh-431001, Within The Muncipal Corporation Limits, In Gat No.77, Comprising Plot Nos. 54,55,56,57,60, & 61. The Total Consolidated Plinth Area of The Plots Is 13765.732 Sq.ft. Which is 1279 Sq.mtrs. The Construction on This Land is Approved By Resolution No. 85/1 Dated 25-01-2008 For Properties No. 4195, 4196, 9663, & 10130. The Constructed Radhakrishna Residency Building No.1, Wing B, Third Floor, Residential Flat No. B-14 Ganesh Nagar Satara Parisar Aurangabad Aura280 Maharash In, Satara, MH, Pincode: 481001. Admeasuring TOTAL R.C.C. Constructed Saleble Area of 710. 590 Sq.Ft Which is 66.04 Sq.Mtrs.

Pending Litigations known to ARCIL	**Nil**	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount : 5000/-**	**As mentioned in the BID document**
Demand Draft	**Arcil-Trust-2025-008**	**Payable at : Pune**	
RTGS details	**Account no 57500001631544, Bank Name : HDFC, IFSC : HDFC0000542, Branch Name: Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai.**		
Name of Contact person & number	Aniket Chavan : 7039715706, Deepak Shinde : 9637408866, Amit Hate : 7066009350		

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	Suhas Keru Khandizod / Priti Suhas Khandizod	10400005378 Piramal Finance	Arcil-Trust-2025-008	notice dated 20-11-2025 (Rs. 18,21,222.38/-)	Physical possession on Physical Possession 03-10-2026	Will be arranged on request	Free Hold admeasuring area 96.00 squre meters	Rs. 53,000/- (Rs. Fifty Three Thousand)	Rs. 5,30,000 (Rs. Five Lakhs Thirty Thousand)	15-12-2026 at 3:00Pm

Description Of The Secured Asset Being Auctioned: All That Piece & Parcel Of The Property Bearing Plot No. 182,Situated In "Samrudhi Park" Gut No.47 At Rotegaon, Tal- Vaijapur, Dist, Aurangabad. Mh-423-701 & Same As **Bounded As, East:** 9.00 M.W.Road, **South:** Plot No. 183, **West:** Open Space, **North:** Plot No. 181. Admeasuring Admeasuring Area 96.00 Squre Meters

Pending Litigations known to ARCIL	**Nil**	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount : 5000/-**	**As mentioned in the BID document**
Demand Draft	**Arcil-Trust-2025-008**	**Payable at : Pune**	
RTGS details	**Account no 57500001631544, Bank Name : HDFC, IFSC : HDFC0000542, Branch Name : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai.**		
Name of Contact person & number	Aniket Chavan : 7039715706, Deepak Shinde : 9637408866, Amit Hate : 7066009350		

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	Anil Ramdhan Garude / Kokila Anil Garude	70190000008609 Bandhan Bank	Arcil - 2024C - 003-Trust	Notice Dated 26-07-2025 (Rs. 14,89,578.17/-)	Physical possession on Physical Possession 13-07-2026	Will be arranged on request	Free Hold admeasuring 476.63 sq.ft/ smtr	Rs. 84,400/- (Rs. Eighty-Four Thousand Four hundred)	Rs. 844000/- (Rs. Eight Lakhs Forty-Four Thousand)	15-12-2026 at 3:30

Description of the Secured Asset being auctioned: Row House No. 01, situated at Milkat No. 3942, Gut No. 55 (Part), At Kamlapur, Tq-Wanghapur, District Aurangabad. & Same as **Bounded As, North:** Part of Gut No. 55, **South:** 22 Ft. Road, **East:** 16 Ft. Road, **West:** 16 Ft. Road. Admeasuring Admeasuring 476.63 Sq.ft/ Smtr

Pending Litigations known to ARCIL	**Nil**	**Encumbrances/Dues known to ARCIL**	**Nil**
Last Date for submission of Bid	**Same day 2 hours before Auction**	**Bid Increment amount : 5000/-**	**As mentioned in the BID document**
Demand Draft	**Arcil - 2024C - 003-Trust**	**Payable at : Pune**	
RTGS details	**Account no 57500001411165, Bank Name : HDFC, IFSC : HDFC0000542, Branch Name: Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai.**		
Name of Contact person & number	Aniket Chavan : 7039715706, Deepak Shinde : 9637408866, Amit Hate : 7066009350		

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 : Aurangabad,
Date : 31.10.2026

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