



Asset Reconstruction Company(India) Ltd. (Arcil) CIN-U65999MH2002PLC134884 | 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 No:211 & 212, 2nd Floor, Plot No 28/2, Zenith Complex, K. M. Gandhi Path, Shivaji Nagar Pune : 411005.

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 on 14-07-2017 | Possession type and date | Date of Inspection | Type of Property and Area | Earnest Money Deposit (EMD) | Reserve Price | Date & Time of E-Auction |
|--------|---|---|--|---|--------------------------|------------------------------------|---|---|--|--------------------------|
| 1 | Borrower: Niranjan Pandurang Patil Co-Borrowers: Aparna Niranjan Patil & K K P Agro Services | Lan No: NSKHL16000259/ NSKHL16000314 Selling Bank: L&T Financial Services | Arcil-Retail-Loan Portfolio 58-B-Trust | Rs. 74,39,422.22/- (Rupees Seventy-Four Lakhs Thirty-nine Thousand Four Hundred Twenty-two And Paise Twenty-Two Only), as on 27-06-2017 + further interest thereon + Legal Expenses | Physical on 05-03-2024 | 06-03-2026 11:00 am to 05:00 pm | Land area: 2153 sq ft and Built up area : 2246 sq ft (freehold) | Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only) | Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) | 16-03-2026 at 03:15 pm |

Description of the Secured Asset being auctioned: Property owned by NIRANJAN PANDURANG PATIL, Twin Bungalow No.04, "Renuka Plaza", Plot and construction thereon bearing Ground + First floor constructed S.No.41/2/1, situated at village Sansari, Tal. Deolali cantonment board, Dist. Nashik 422401, Maharashtra admeasuring 2153 sq ft and Built up area : 2246 sq ft.

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|-------------------------------------|---|----------------------------------|----------------------------------|
| Pending Litigations known to ARCIL | Not Known | Encumbrances/Dues known to ARCIL | Not Known |
| Last Date for submission of Bid | Same day 2 hours before Auction | Bid Increment amount: 5000/- | As mentioned in the BID document |
| Demand Draft to be made in name of: | Arcil-Retail-Loan Portfolio- 058-B-Trust | Payable at : Mumbai | |
| RTGS details | Account No : 57500000439586, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : Kamala Mills Compound, Senapati Bapat Marg, Lower Parel- 400013 | | |
| Name of Contact person & number | Mahesh Bangera – 9004173256 (mahesh.bangera@arcil.co.in), Deepak Shinde – 9637408866 (deepak.shinde@arcil.co.in) | | |

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-poner the Auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidders 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 : Nashik
Date : 19.02.2026

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