Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts

Arcil Office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400028

Website: https://auction.arcil.co.in; CIN-U65999MH2002PLC134884

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 **AssetReconstructionCompany (India)Limited,actinginits capacityasTrusteeofvariousArcilTrusts("ARCIL")**(pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on **"Asis whereis","Asis what is","Whateverthereis"**and**"Withoutrecoursebasis"**bywayofonline 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").

Name of the Borrower/ Co-Borrower/s/ Guarantor/s/ Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 30.01.2026	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction/ website for Auction
Borrower: Dnyaneshwar Prakash Wagh Co-Borrower: Surekha Prakash Wagh	45259430000540 & 45259420000461 Jana Small Finance Bank Ltd.	Arcil-Trust-2025-017	Rs.11,42,600.30 (Rupees Eleven Lakh Forty Two Thousand Six Hundred and Thirty Paisa Only)	10/08/2025	As per request	40.52 Sq.mtrs.	Rs.74,100/- (Rupees Seventy Four Thousand One Hundred Only)	Rs.7,41,000/- (Rupees Seven Lakh Forty One Thousand Only)	17/03/2026 at 12:45 P.M

Description of the Secured Asset being auctioned.: All that piece and parcel of the immovable property bearing Flat No.201, admeasuring 727 sq.fts. i.e. 67.53 sq.mts. Super Built up Area & 436 sq.fts i.e 40.52 sq.mts, Built up Area, on the 2nd Floor of Building No.B of "HARIKUNJ AVENUE" along with undivided shar admeasuring 8.34 sq.mts., in the land of Road, Parking & C.O.P. the said building Construced on the Plot No.E/1, admeasuring 465 sq.yard i.e. 388.79 sq.mts along with undivided share admeasuring 163 sq.mts. in the land of Road & C.O.P. in "SAI VATIKA ROW - HOUSE PART-2" situlated on the non agriculture land bearing Revenue Survery No.201/1, 210/1, 210/2 & 111, Block No.270, 271 & 272/A totally admeasuring He. Are. 0-77-29 sq.mts. of Moje Village Bagumara, Sub-Disrrict Palsana, Disrict Surat. **Boundaries:East:**Adj.SocietyInternalRoad, **West:**Adj. Plot No.D/1, **North:**Adj. Plot No.E/2, **South:**Adj. Society Internal Road. Property Owner of **DnyaneshwarPrakashWagh.**

Pending Litigations known to ARCIL: NIL	Demand Draft to be made in name of: Arcil-Trust-2025-017	RTGS details: Bank A/C No. 57500001745611, Bank Name: HDFC, IFSC: HDFC0000542, Branch Address: Kamala Mills Compound
Encumbrances/Dues known to ARCIL: NIL	Bid Increment amount: As mentioned in the BID document	
Last Date for submission of Bid: Same day 2 hours before Auction	Payable at Par	Name of Contact person & number: MYashaskar Sharma - 9898335003 & Ranjan Naik - 6362951653

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website **https://auction.arcil.co.in**andaspertheTermsand Conditions of the Bid Document, and as per the procedure set out therein.
2. The **AuthorisedOfficer("AO")/ARCIL**shallnotbeheldresponsible 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 laws.
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.**TheAuthorized Officer of **ARCIL**shallnot 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**hasthe right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: Gujarat, Date: 13.02.2026 **Sd/- Authorized Officer, Asset Reconstruction Company (India) Ltd.**