

 Premier ARC	Asset Reconstruction Company (India) Ltd. (Arcil) Acting in its capacity as Trustee of Arcil-Trust-2026C-019 set up in respect of financial assets relating to M/s Kapoor Rice & General Mills Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028 • Website: www.arcil.co.in; CIN-U65999MH2002PLC134884
PUBLIC NOTICE FOR SALE 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) / Mortgage (s), in particular, that the below described immovable property mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of Arcil-Trust-2026C-019 ("ARCIL") (pursuant to the assignment of financial asset by the State Bank of India to ARCIL vide registered Assignment Agreement dated March 30, 2026), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis", for recovery of outstanding dues of M/s Kapoor Rice & General Mills 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 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.	
Name of the Borrower:	M/s Kapoor Rice & General Mills Represented through its Partners Both having their address at: House no. 1067, Village Kot Ise Khan, Tehsil Zira, District Ferozpur, Punjab – 142047
Name of the Guarantors/ Co-Borrowers/ Mortgagees:	1. Mr. Divej Kapoor S/o Mr. Charan Dass (Partner/Guarantor) R/o: House no. 1067, Village Kot Ise Khan, Tehsil Zira, District Ferozpur, Punjab – 142047 Phone: 9781040538, 9814845455 2. Mr. Charan Dass S/o Sant Ram (Partner/Guarantor) R/o: House no. 1067, Village Kot Ise Khan, Tehsil Zira, District Ferozpur, Punjab – 142047 Phone: 9781040538, 9814845455
Demand Notice and Possession details	The Assignor bank had issued Demand Notice u/s 13(2) of the SARFAESI Act, 2002 on 18.09.2015, undertook symbolic possession on 10.12.2020 and secured physical possession on 09.07.2025.
Date of Inspection:	Will be arranged on request
Earnest Money Deposit (EMD) :	EMD - Rs. 25.2 Lakhs (Indian Rupees Twenty-Five Lakhs Twenty Thousand only) The Earnest Money has to be deposited by way of DD or RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291
Reserve Price:	RP - Rs. 2.52 Crores (Indian Rupees Two Crores Fifty-Two Lakhs only)
Date & Time of Sale	23.11.2026 at 04:00 PM
Link for Tender documents	www.arcil.co.in
Pending Litigations known to ARCIL:	OA/3511/2017 before DRT-III Chandigarh
Encumbrances/ Dues known to ARCIL	• Employee Provident Fund (EPFO) – Not known • Workmen Dues - Not known • Employee Dues – Not known • Unsecured Financial Creditors – Not known • Income Tax Dues - Not known • Sales Tax Dues – Not known • Electricity Dues – Not known • CSIDC Dues – Not known
Description of the Secured Asset	1. Land measuring 3 kanal 16 marlas bearing khasra no. 44//22/2/2 (0-3) 22/3(0-10) 47//2/1/2(3-19) 2/2(0-3) 9(8-0) khewat no 152 as per jamabandi 2004-05 situated at Kot Ise Khan, Moga vide deed no. 3113 dated 19/11/2007 situated at village Talwandi Nau Bahar, Tehsil & District Moga. 2. Land measuring 1 kanal 9 marla bearing khasra no 47//18/1/2(3-10) 18/2/1(0-12) 22/2(0-2) 18/1/1(2-10) vide kewat no. 152 and land measuring 2 kanal 11 marlas bearing khasra no. 47//13/2(6-0)12(8-0), Khewat No. 152, total land measuring 4 kanal as per Jamabandi 2004-05, having Sale Deed No. 2751 dated 24.10.2007, situated at Talwandi Nau Bahara, District Moga. 3. Land measuring 15 kanal 10 marlas bearing khasra no. 47//22/1/1(3-14) 23/1(3-16) 19(8-0) khewat no. 152 as per jamabandi 2004-05 having sale deed no. 1655 dated 23.07.2001 situated at village Talwandi Nau Bahar District Moga. 4. Land measuring 7 kanal 3 marlas having khasra no. 4//19(8-0) 20/1(6-4) 21/2(0-2) khewat no. 279 as per Jamabandi 2001-02, vide Deed No. 2750 dated 24.10.2007 situated at village Galoti Tehsil & District Moga.
Terms and Conditions: 1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website www.arcil.co.in. Arcil is the service provider to arrange platform for e-auction. 2. The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of ARCIL, www.arcil.co.in and the link mentioned herein above as well as the website of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms. 3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ ARCIL/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc. 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Ashish Srivastava – 9176767036 Mr. Mahesh Bangera - 9004173256, email id: ashish.srivastava@arcil.co.in and mahesh.bangera@arcil.co.in. 5. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 6. For inspection of the property or more information, the prospective bidders may contact Mr.–Ashish Srivastava – 9176767036. 7. The properties are to be sold for recovery of the outstanding dues against the Borrower. 8. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 9. 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. 10. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction 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. 11. The particulars specified in the auction notice published in the newspapers 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. 12. In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL shall refund the "EMD" and/ or 'Sale Proceeds' only without interest and the purchaser / bidder. The Purchaser/ Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc. 13. The Borrower/ Guarantors/ Mortgagees, 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. 14. 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 Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.	
Place : Delhi Date : October 10, 2026	Sd/- Authorised Officer Asset Reconstruction Company (India) Ltd. Trustee of Arcil-Trust-2026C-019