

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 Arcil-SBPS-001-IV-Trust ("ARCIL") (pursuant to the assignment of financial asset by State Bank of India to ARCIL vide registered Assignment Agreement dated 31.03.2005, 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 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	Mishal Zinc Industries Pvt. Ltd Having Registered Office at: No. 303, Arcadia, Nariman Point, Mumbai - 400021. & C-42, MIDC, Lote Parashuram, Chiplun, Taluka Khed, Dist. Ratnagiri - 415709.
Name of the Guarantors/ Co-Borrowers/ Mortgagors	(1) Shri. Jinesh N. Kothari, (2) Shri Hetal N. Kothari, (3) Anaya Steels Pvt. Ltd. (4) Chitta Impex Pvt. Ltd.
Outstanding amount as per SARFAESI Notice dated 06.09.2017	₹ 125,18,21,952/- (Rupees One Hundred Twenty Five Crore Eighteen Lakh Twenty One Thousand Nine Hundred and Fifty Two Only) as on 30.04.2017.
Possession	ARCIL has taken physical possession as per provisions of SARFAESI Act, 2002 on 09.01.2020
Date of Inspection	22.05.2026 between 2.00 P.M - 4.00 PM
Earnest Money Deposit (EMD)	Rs. 44,70,000/- (Rupees Forty-Four Lakh and Seventy Thousand Only) The Earnest Money has to be deposited by way of RTGS Favouring "Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, Bank Name: HDFC Bank Ltd, Branch: Ground Floor Express Towers Building Nariman Point Mumbai Maharashtra 400021, IFSC Code: HDFC0000291.
Last Date for submission of Bid & EMD	May 25, 2026, by 5.00 p.m.
Reserve Price	Rs. 4,47,00,000/- (Rupees Four Crore And Forty-Seven Lakh Only)
Bid Increment	Kindly refer the bid documents
Date & Time of E-Auction	May 26, 2026 at 12.00 PM
Link for Tender documents	www.arcil.co.in
Pending Litigations known to ARCIL	-
Encumbrances/Dues known to ARCIL	<ul style="list-style-type: none"> • Employee Provident Fund (EPFO) - Not Known • Workmen Dues - Not Known • Employee Dues - Not Known • Unsecured Financial Creditors - Not Known • Claims of Operational Creditors - Not Known • Income Tax Dues - Not Known • Sales Tax Dues - Not Known • ESIC - Not Known
Description of the Secured Asset being auctioned.	All that piece and parcel of MIDC lease hold land known as industrial plot no C-42, within the village limits of Lote and outside the limits of Khed municipal council in rural area, Taluka and Registration Sub-district Khed, District and Registration District Ratnagiri containing admeasurement 15,000 square meters or thereabout and bounded as follows: North: Road (service corridor) South: Drainage Line East: Plot No. C-41 West: Plot No. B-103

Terms and Conditions:

- 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.
- 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 for bid documents, the details of the secured asset put up for auction/obtaining the bid forms.
- 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 the internet connectivity, network problems, system crash down, power failure etc.
- For details, help, procedure and online training on e-auction, prospective bidders may contact Rahul Waghmare, Contact Number: +91 7506403838 email id: rahul.waghmare@arcil.co.in.
- 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.
- For inspection of the property or more information, the prospective bidders may contact Contact Number: +91 7506403838 email id: rahul.waghmare@arcil.co.in.
- At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pones the auction without assigning any reason thereof and without any prior notice.
- 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.
- 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.
- 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.
- 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.
- 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 Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: Mumbai
Date: 18.04.2026

Sd/
Authorized Officer,
Asset Reconstruction Company (India) Ltd.
Trustee of Arcil-SBPS-001-IV-Trust