



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-400 028

Branch Address:- A-409, ATMA House Near Fadia Chambers (Times of India), Opp La Gajjar (Old RBI Building), Ashram Road, Ahmedabad - 380 009, Gujarat., Website: <https://auction.arcil.co.in>; CIN:L65999MH2002PL134884

Premier ARC

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").

Sl 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 22/12/2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Bharati Udayraj Pal / Meeraidevi Bharati Pal	LAN-20003 03019808 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.9,15,745.41 (Rupees Nine Lakh Fifteen Thousand Seven Hundred Forty Five and Forty One paise only) as on 22/12/2022	Physical Possession	09-11-2026	Flat / 40.18 Sq. mtr	Registered	Rs. 64,000/-	Rs. 6,40,000/-	03.12.2026 At 02:00 PM

Description of the Secured Asset being auctioned: Property owned by Mr Bharati Udayraj Pal, Mrs Meeraidevi Bharati Pal

All that piece and parcel of Row House measuring the Land area as 40.18 sq mtr. and the Super built up area as 40.18 Sq. mtr. situated at Final Plot No. - 349, Survey No. - 115 Block/Building No. - 124, House No. - 349, Floor - N/A, Building/Society Name - Rashi Residency, Street No./Name - Kadodra Bardi Rd. Area - Kareli Tal-Palsana, City - Surat along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub-Registrar, and bounded as follows: North: 348, South: 350, East: Soc Road, West: Other Plot

Pending Litigations known to Arcil Not Known Encumbrances / Dues Known To Arcil Not Known

Last Date For Submission of Bid Two Hours before time of E-auction Bid Increment amount: As mentioned in the BID document

Demand Draft to be made in name of: Arcil - 2024C - 003-Trust Payable at : Ahmedabad / Par

RTGS details Account No.: 57500001411165 Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)

Sl 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 17/08/2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2.	Bhaurao Devidas Chavan / Anita Bhaurao Chavan	LAN-200031400 03698 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.10,52,285.57 (Rupees Ten Lakh Fifty Two Thousand Two Hundred Eighty Six and Fifty Seven Paise only) as on dt. 17.08.2022	Physical Possession	09-11-2026	Super built up area as 38.65 Sq. mtr	Registered	Rs. 70,000/-	Rs. 7,00,000/-	03.12.2026 At 02:30 PM

Description of the Secured Asset being auctioned: Owned by Mr Bhaurao Devidas Chavan, Mrs Anita Bhaurao Chavan ALL THAT PIECE OR PARCEL of free hold land and hereditaments and premises Row House measuring the Land area as 40.15 sq mtr. and the Super built up area as 38.65 Sq. mtr. situated at Final Plot No. - Old B No 353A, Survey No. - 293, Block/Building No. - 376 Klp B No 376/97, House No. - 97, Floor - N/A, Building/Society Name - Shri Gokulnagar Residency, Street No./Name - B/H Shalasar, Area - Haldharu Main Road, City - Haldharu, along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub-Registrar, and the said property is bounded as under: East: Plot No 84, West: Society Road, North: Plot No 96, South: Plot No 98

Pending Litigations known to Arcil Not Known Encumbrances / Dues Known To Arcil Not Known

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Demand Draft to be made in name of: Arcil - 2024C - 003-Trust Payable at : Ahmedabad / Par

RTGS details Account No.: 57500001411165 Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)

Sl 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 08/11/2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
3.	Bhavesbhhai Manubhai Suhagiya / Ketaben Bhavesbhhai Suhagiya	LAN-2000311 0004950 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.13,15,343.93 (Rupees Thirteen Lakh Fifteen Thousand Three Hundred Forty Three and Ninety Three paise only) due as on 08/11/2022	Physical Possession	09-11-2026	Super built up area as 42.93 Sq. mtr.	Registered	Rs. 1,10,000/-	Rs. 11,00,000/-	03.12.2026 At 03:00 PM

Description of the Secured Asset being auctioned: Owned by Mr Bhavesbhhai Manubhai Suhagiya, Mrs Ketaben Bhavesbhhai Suhagiya All that piece and parcel of Row House measuring the Land area as 42.93 sq mtr. and the Super built up area as 42.93 Sq. mtr. situated at Final Plot No. - B Type 46, Survey No. 384/1, Block/Building No. - 372/2, House No. - 46, Floor - N/A, Building/Society Name - Om Residency, Street No./Name - Bs Unity School, Area - Nr Dada Bhagwan Temple Kamrej, City - Surat, along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub-Registrar, and bounded as follows: North: Plot No 45, South: Plot No 47, East: Road, West: Other Properties

Pending Litigations known to Arcil Not Known Encumbrances / Dues Known To Arcil Not Known

Last Date For Submission of Bid Two Hours before time of E-auction Bid Increment amount: As mentioned in the BID document

Demand Draft to be made in name of: Arcil - 2024C - 003-Trust Payable at : Ahmedabad / Par

RTGS details Account No.: 57500001411165 Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)

Sl 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 20.10.2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
4.	Bhimarav Pandurang Mali/ Manisha Bhimarao Mali	LAN-2000311 0004638 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.8,93,940.52 (Rupees Eight Lakh Ninety Three Thousand Nine Hundred Forty and Fifty Two Paise only) due as on 20.10.2022	Physical Possession	09-11-2026	Built up area 40.15 Sq. mtr	Registered	Rs. 58,000/-	Rs. 5,80,000/-	03.12.2026 At 03:30 PM

Description of the Secured Asset being auctioned: Owned by Mr.Bhimarav Pandurang Mali, Mrs.Manisha Bhimarav Mali All that piece and parcel of Residential Plot measuring about built up area 40.15 Sq. mtr. Situated at Khata No.575 Revenue Survey No.136,138, Block No. 370 Pali 2, Plot no. 45/As Per K.J.P Block No.370/2/45, as per Site Building/Society Name - RAHI TOWNSHIP Vibhag-2, Vill.-Kareli, Tal.-Palsana, Dist.-Surat, along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office Of The Sub-Registrar. And bounded follows: EAST- PLOT No.24, WEST: SOCIETY ROAD, NORTH PLOT No.46, SOUTH: PLOT No.44

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RTGS details Account No.: 57500001411165 Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)

Sl 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 20.10.2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
5.	Dharamashing Harisingh Parmar / Bhole Harisingh Parmar / Guodji Dharamashing Parmar	LAN-2000311 0003506 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.9,16,717.59 (Rupees Nine Lakh Sixteen Thousand Seven Hundred Seventeen and Fifty Nine Paise only) due as on 20.10.2022	Physical Possession	09-11-2026	Residential Plot measuring about 39.05 sq. mtr	Registered	Rs. 55,000/-	Rs. 5,50,000/-	04.12.2026 At 02:30 PM

Description of the Secured Asset being auctioned: Owned by Dharamashing Harisingh Parmar

All that piece and parcel of Residential Plot measuring about 39.05 sq. mtr. Situated at, Moje Jolva, Block No - 159.162, (Consolidated New Block No - 159) Plot No - 400, Aradhana Dream Vibhag - 1, Jolva Gam, Tal- Palsana, Dist - Surat, with construction standing, both present and future and register the charge by registration of memorandum of the office of the sub-registrar, and bounded as follows: East-SOC. ROAD, West-Plot No.375, North-Plot No.401

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Name of Contact person & number Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)

Sl 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 10/10/2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
6.	Dilbahadur Brijraj Singh / Suman Dilbahadur Singh	LAN-200031300 01219 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.8,96,827.38 (Rupees Eight Lakh Ninety Five Thousand Eight Hundred Twenty Seven and Thirty Eight Paise only) due as on 10.10.2022	Physical Possession	09-11-2026	Residential Super built up area as 58.58 Sq mtr	Registered	Rs. 81,000/-	Rs. 8,10,000/-	04.12.2026 At 03:00 PM

Description of the Secured Asset being auctioned: Owned by Shri Dilbahadur Brijraj Singh, Smt Suman Dilbahadur Singh

All that piece and parcel of Row House measuring the Super built up area as 58.58 sq mtr situated at Final Plot No. - B/204, Survey No. - 49 B 215, Block/Building No. - 49 B/215, House No. - B/204, Floor - N/A, Building/Society Name - Shabdrham Residency, Street No./Name - Near Gujarati School, Area - Baben Bardi, City - Baben, along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub-Registrar, and bounded as follows: North- Plot No B/203, South- Plot No B/205, East- Plot No B/197, West- Society Road

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Sl 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 08/11/2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
7.	Dilipkumar Ramjiyavan / Foolawantidevi Dilipkumar Ramjiyavan	LAN-200031100 05073 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.11,68,601.82 (Rupees Eleven Lakh Sixty Eight Thousand Six Hundred One and Eighty Two paise only) due as on 08.11.2022	Physical Possession	09-11-2026	Plot area 42.38 sq. mts	Registered	Rs. 64,000/-	Rs. 6,40,000/-	04.12.2026 At 03:30 PM

Description of the Secured Asset being auctioned: Owned by Dilipkumar Ramjiyavan / Foolawantidevi Dilipkumar Ramjiyavan

All Right title and interest in Plot No. 145, Plot Area 42.38 sq. mts, with Road And cop Of 26.25 Sq. Mtr together with undivided proportionate share underneath land of "Aradhana Orchid" situated and constructed on the land bearing R.S. No.344 Old Block No. 402, After Re-survey Block No. 448 Village : Haldharu, tal : Kamrej, Dist: Surat, along with construction standing, both present and future and register the charge by registration of Memorandum of Entry at the Office of the Sub-Registrar, and bounded as follows: EAST: Society Internal Road, WEST: Plot no. 146, NORTH: Plot no. 146, SOUTH: Plot no. 144.

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Name of Contact person & number Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)

Sl 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 08/11/2022	Possession Type	Date of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
8.	Dineshbhai Bhaliram Mahajan	LAN-2000311 0005038 003-Trust Bandhan Bank	Arcil-2024C-003-Trust	Rs.8,43,531.20 (Rupees Eight lakhs Forty Three Thousand Five Hundred Thirty One and Twenty paise only) due as on dt. 08.11.2022	Physical Possession	09-11-2026	Plot Area 41.15 Sq Mtrs	Registered	Rs. 52,000/-	Rs. 5,20,000/-	04.12.2026 At 04:00 PM

Description of the Secured Asset being auctioned: Owned by Dineshbhai Bhaliram Mahajan & Ratnaben Dineshbhai Mahajan

All Right Title And Interest in Plot No. 91, Plot Area 40.15 Sq. Mtrs, With Road And Cop Of 23.78 Sq. Mtr Together With Undivided Proportionate Share Underneath Land Of "Rudraksh Residency" Situated And Constructed On The Land Bearing R.S. No. 351/1, Block No. 367, Village: Kareli, Tal: Palsana, Dist: Surat, Along With construction Standing Both Present And Future And Register The Charge By Registration Of Memorandum Of Entry At The Office Of The Sub-Registrar. And Bounded As Follows: East- Plot No 99, West- Society Internal Road, North- Plot No 90, South- Plot No 92

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RTGS details Account No.: 57500001411165 Bank Name: HDFC Bank, IFSC Code: HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL-400013

Name of Contact person & number Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@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") of 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-pones the Auction without assigning any reason there for 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, mortgage fee in case of unregistered mortgage, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her 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, 2002, 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 : Gujarat, Date : 19.10.2026

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