

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 04.08.2018	Possession Type And Date	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.	Al Fatah Tours & Travels/ Aiyub.I Kapadia/ Samira Memon	LAN: 6314955/ 5931475/ 6323575 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 1,37,94,998.50/- (Rupees One Crore Thirty Seven Lakhs Ninety Four Thousand Nine Hundred Ninety Eight and Paise Fifty Only) due as on 01.08.2018	Physical / 26.08.2023	13.11.2026	Flat No 105 : 1150.00 sq.ft. Flat No 201 : 2000.00 sq.ft. Flat No 403 : 1150.00 sq.ft.	Registered	Flat No 105 : Rs. 2,80,000/- Flat No 201 : Rs. 4,60,000/- Flat No 403 : Rs. 2,80,000/-	Flat No 105: Rs. 28,00,000/- Flat No 201 : Rs. 46,00,000/- Flat No 403 : Rs. 28,00,000/-	Flat No 105: 27-11-2026 at 12:15 pm Flat No 201 : 27-11-2026 at 02:15 pm Flat No 403 : 27-11-2026 at 06:00 pm

Description of the Secured Asset being auctioned: Property owned by Aiyub.I Kapadia

1. Immovable property, premises of Flat No. 105 admeasuring 1150.00 sq.ft.s along with Proportionate Undivided Share in Ground Land, Building No. E, Siddiquee Square Co-op Housing Society Ltd., developed upon land situated in State : Gujarat, District — Surat, Sub-District & Taluka : Surat. City, Moje — Adajan Pātiya, bearing Revenue Survey No. 316-P, T.P.Scheme No. 23, Final Plot No. 1 Paikae.

2. Immovable property Premises of Flat No. 201 admeasuring 2000.00 sq.ft.s along With Proportionate Undivided Share in Ground Land, Building NO. C, Rehmani Square Co-op Housing Society Ltd., developed upon land situated in State — Gujarat, District — Surat, -District & Taluka : Surat City, Moje : Adajan patiya bearing Revenue Survey NO. 316-P, T.P.Scheme No. 23, Final Plot No.1 Paikae.

3. Immovable property, premises of Flat No. 403 admeasuring 1150.00 sq.ft.s., along with Proportionate Undivided Share in Ground Land, Building NO' C, Siddiquee Square Co-op Housing Society Ltd., developed upon land situated in State : Gujarat, District — Surat, Sub-District & Taluka : Surat City, Moje — Adajan Pātiya, bearing Revenue Survey No. 316-P, T.P.Scheme No. 23, Final Plot No. 1 Paikae.

Pending Litigations Known To Arcil	Not Known	Encumbrances / Dues Known To Arcil	Society Dues for three flats: Rs.11,00,000/-
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-Trust-2025C-008	Payable at : Ahmedabad / Par	
RTGS Details	Account No.: 57500001631544 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013		
Name Of Contact Person & Number / Email Id:-	Iqbal Alam - 9958195453 (iqbal.alam@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")/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-pone 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, 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/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.