

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.

Branch Office: Room No. 1001, 10th Floor, Signet Tower, DN 2, Sector V, Salt Lake, Kolkata -700091, West Bengal. Tel: 03348226608

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 Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of "Arcil-Trust-2025C-008" (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").

Sr. No.	Name of the Borrower/ Co-Borrower/s/ Guarantor/s/ Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 29 th April 2025	Possession type and date	Date & of Inspection	Type of Property and Area/ Nature of Property	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Borrower: Mithun Chaudhuri Co-Borrower: Riya Chaudhuri	14050696 (IDFC First Bank Limited)	Arcil-Trust-2025C-008	Rs. 65,43,928.99/- (Rupees Sixty Five Lakh Forty Three Thousand Nine Hundred Twenty Eight and Paise Ninety Nine only), as on 29 th April 2025 + further Interest thereon + Legal Expenses	Physical on 23 rd Dec 2025	Will be arranged on request	Freehold: Villa No.1, Type-D, built up area 2350 sq ft, within a land area 1187 sq ft	Rs. 5,99,300/- (Indian Rupees Five Lakh Ninety Nine Thousand Three Hundred Only)	Rs. 59,93,000/- (Indian Rupees Fifty Nine Lakh Ninety Three Thousand Only)	24 th February 2026 5:30 PM.

Description of the Secured Asset being auctioned: Property owned by Mithun Chaudhuri & Riya Chaudhuri

All that piece and parcel of Villa No.1, Type-D, built up area 2350 sq ft, within a land area 1187 sq ft at Abhaypur, North Guwahati, District- Kamroop (sadar), Dag No. 884, 885, 889, 890 of KP Patta No. 198 at Revenue Village- Abhaypur, under Mouja- Sila Sinduri Ghopa, Assam. The said property is butted and bounded as follows: On or towards the East by: Land of First Party On or towards the West by: Land of First Party On or towards the North by: Land of First Party On or towards the South by: Land of First Party

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Not known to Arcil
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil-Trust-2025C-008	Payable at par	
RTGS details	Account Name - Arcil-Trust-2025C-008: A/C No. 57500001537303: IFSC Code - HDFC0000542: Maintained with - HDFC		
Name of Contact Person & Number:	Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Koushik Dutta - 9674757441 (koushik.dutta@arcil.co.in)		

Terms and Conditions:

1. 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.
2. The Authorised Officer ("AO") of ARCIL shall not be held responsible 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 law.
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. The Authorized Officer of ARCIL shall not 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 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: Kolkata

Date: 16.01.2026

Sd/-

Authorized Officer,
Asset Reconstruction Company (India) Ltd.