

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").

Sr. 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 on 21-01-2020	Possession Type and Date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Rajlaxmi Shrikrishna Pujari & Shrikrishna S Pujari	LAN No : 06900009413 Selling Bank : Piramal Capital and Housing Finance Limited	Arcil - Trust -2025 - 008	Rs. 81,01,471/- (Rupees Eighty One Laksh One Thousand Four Hundred Seventy One Only) as on 19-01-2020 + further Interest thereon + legal Expenses	Physical Possession on 16/01/2024	05-10-2026 Time: 02:00 pm to 04:00 pm	Admsg 211 Sq. Mtrs.	Rs. 7,12,000/- (Rupees Seven Lakhs Twelve Thousand Only)	Rs. 71,20,000/- (Rupees Seventy One Lakhs Twenty Thousand Only)	29-10-2026 at 12:00 PM
Description of the Secured Asset being auctioned: Property owned by Rajlaxmi Shrikrishna Pujari and Shrikrishna S Pujari, Residential Villa No. 35 Type B, Plot No. 11, Subdivided On Plot Area Admsg 211 Sq. Mtrs. Out Of Total 491 Sq. Mtrs Situated At Montag Greens Survey No. 19 Hissa No. 8 Village Kashele Taluka Karjat Dist Raigad.										
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known	
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 -2025 - 008			Payable at Mumbai				
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:		Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Aniket Chavan - 7039715706 (aniket.chavan@arcil.co.in) Nikhil Kedare - 7208663382 (nikhil.kedare@arcil.co.in)								

Sr. 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 on 19-12-2019	Possession Type and Date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2.	Sunil Waman Pawar & Waman Narayan Pawar	LAN No : 20700042141 Selling Bank : Piramal Capital and Housing Finance Limited	Arcil - Trust -2025 - 008	Rs. 58,05,824/- [Fifty-Eight Lakh Five Thousand Eight Hundred Twenty Four Only] as on 15-12-2019+ further Interest thereon+ legal Expenses	Physical Possession / 10/06/2024	05-10-2026 Time: 02:00 pm to 04:00 pm	69.69 Sq. Mtr. Carpet Area	Rs. 4,71,700/- (Rupees Four Lakhs Seventy One Thousand Seven Hundred Only)	Rs. 47,17,000/- (Rupees Forty Seven Lakhs Seventeen Thousand Only)	29-10-2026 at 12:30 PM
Description of the Secured Asset being auctioned: Owned by Sunil Waman Pawar and Waman Narayan Pawar, Flat No. 002 Ground Floor Wing C Admeasuring 69.69 Sq. Mtrs. Carpet Area Along With One Car Parking In The Building Known As Casa Lagoona Building Lake Shore Green Kalyan Shil Road Dombivali East Thane Maharashtra 421202.										
Pending Litigations known to ARCIL			Not Known			Encumbrances/Dues known to ARCIL			Not Known	
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 -2025 - 008			Payable at Mumbai				
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:		Mahesh Bangera - 9004173256 (mahesh.bangera@arcil.co.in), Aniket Chavan - 7039715706 (aniket.chavan@arcil.co.in) Swapnil Agate - 9833252534 (swapnil.agate@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, 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.