Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of various Arcil Trusts

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai- 400028.

Premier ARC Website: https://auction.arcil.co.in; • CIN: L65999MH2002PLC134884

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 07.07.2025	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.	Deepak Babu Shingade / Santsoh Babu Shingade	20004130002406 / Bandhan Bank	Arcil - 2024C - 003 - Trust	**Rs. 16,43,131.89/-** (Rupees Sixteen Lakhs Forty Three Thousand One Hundred Thirty One And Eighty Nine Paise Only) as on 16.06.2025	Physical Possession on 23/06/2026	01-12-2026 at 11:30 AM to 1:00 PM	Flat / 41.82 Sq. mtr. Registered	**Rs. 1,33,900/-** (One Lakh Thirty Three Thousand Nine Hundred Only)	**Rs. 13,39,000/-** (Rupees Thirteen Lakhs Thirty Nine Thousand Only)	**17-12-2026 at 04:00 PM**

Description of the Secured Asset being auctioned: Property owned by Mr Deepak Babu Shingade, Mr Santosh Babu Shingade. All that piece and parcel of Residential Flat admeasuring about 41.82 Sq. mtr. situated at Final Plot No. - 403, Survey No. - 87, Block/Building NO. N/A, House No. 403, Floor - 4th Floor, Building/Society Name - Baronda Mauli Apartment, Street No./Name - Phool pada Road, Area - Gandhi Chowk Behind ZP Marathi School Virar E, City - Virar, 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:** Under Cons Build, **South:** Apartment, **East:** Apartment, **West:** Internal Road

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:	**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 30.07.2025	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.	Santosh Sakharam Kap / Manlsha Santosh Kap	20004130001854 / Bandhan Bank	Arcil - 2024C - 003 - Trust	**Rs. 11,54,025.17/-** (Rupees Eleven Lakhs Fifty Four Thousand Twenty Five and Seventeen paise Only) as on dt. 30.07.2025	Physical Possession on 23/06/2026	01-12-2026 at 2:00 PM to 3:00 PM	Flat admeasuring about 30.66 Sq. mtr Registered	**Rs. 1,12,600/-** (One Lakhs Twelve Thousand Six Hundred Only)	**Rs. 11,26,000/-** (Eleven Lakhs Twenty Six Thousand Only)	**17-12-2026 at 04:30 PM**

Description of the Secured Asset being auctioned: Owned by Mr Santosh Sakharam Kap, MS Manisha Kisan Pevekar, All that piece and parcel of Residential Flat admeasuring about 30.66 Sq. mtr. situated at Final Plot No. - 004, Survey NO. 115, Block/Building No. - A, House No. - 004, Floor - Ground Floor, Building/Society Name - Kalkai Apartment, Street No./Name - Virar Road, Area -Nagindas pada Tulinj Nalasopara East, City - Nalasopara, 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:** A Wing **South:** Internal Road **East:** Nagindas pada **West:** Apartment

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:	**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 04.07.2025	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.	Mahesh Pandharinath Naik / Sandhya Mahesh Naik	20003100002568 / Bandhan Bank	Arcil - 2024C - 003 - Trust	**Rs. 19,92,553.29/-** (Rupees Nineteen Lakhs Ninety Two Thousand Five Hundred Fifty Three and Paisa Twenty Nine Only) due as on 18.06.2025	Physical Possession on 08/06/2026	20-11-2026 at 2:00 PM to 3:00 PM	Admeasuring 413.43 sq ft/carpet area Registered	**Rs. 1,47,600/-** (One Lakh Forty Seven Thousand Six Hundred Only)	**Rs. 14,76,000/-** (Rupees Fourteen Lakhs Seventy Six Thousand Only)	**17-12-2026 at 05:00 PM**

Description of the Secured Asset being auctioned: Owned by Mahesh Pandharinath Naik, All that piece and parcel of Flat No 206 on the 2nd Floor Admeasuring 413.43 sq ft/carpet area in the building No 5 and Type A known as Balaji Complex Phase 1 Wing C constructed on N.A. Land bearing survey no 66 Hissa No 1 to 3 Survey No 67 Hissa No 1 to 3 Survey No 68 Hissa No 1 Survey No 68 Hissa No 2/1 Survey No 76 Hissa No 1 to 3 Survey No 77 Hissa No 1 to 2 and Survey No 78 (part) admeasuring 57,157 sq mtr in the aggregate and situated at village Kurgaon Takuka Palghar District Thane.

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:	**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 04.07.2025	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.	Khurshid Ahmed Shaikh/ Jaibunisha Khurshid Shaikh	20003100003465 / Bandhan Bank	Arcil - 2024C - 003 - Trust	**Rs. 15,69,521.81/-** (Rupees FifteenLakhs Sixty Nine Thousand Five Hundred Twenty One and Paisa Eighty One Only) due as on 18.062025	Physical Possession on 05/06/2026	20-11-2026 at 11:30 AM to 1:00 PM	Flat admeasuring about 43.58 Sq. rntr. Registered	**Rs. 79,700/-** (Rupees Seventy Nine Thousand Seven Hundred Only)	**Rs. 7,97,000/-** (Rupees Seven Lakhs Ninety Seven Thousand Only)	**18-12-2026 at 04:00 PM**

Description of the Secured Asset being auctioned: Owned by Mr. Khurshid Ahmed Shaikh, All that piece and parcel of Residential Flat admeasuring about 43.58 Sq. rntr. situated at Final Plot No. - 108, Survey No. - 12/32/2/3, BlocWBuilding No. -Bldg NO. All, House No. -108, Floor - 1st Floor, Building/Society Name - Relax Homes, Street No./Name - Nh8, Area - Ebhad Pada, Talasari, City - Talasari, Pin Code - 401 606, 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 South East: Bldg No. 02: Open Plot: Bldg No. 06, West: Open 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:	**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 04.07.2025	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.	Dhiresh Shivdayal Patnaik / Shivdayal Rashibhushan Patnaik/ Suryaprakash S Patnaik / Manoj S Patnaik	20003100003217 / Bandhan Bank	Arcil - 2024C - 003 - Trust	**Rs. 29,01,315.18/-** (Rupees Twenty Nine lakhs One Thousand ThreeHundred Fifteen and Eighteen Paise Only) due as on 11.07.2025	Physical Possession on 18/08/2026	04-12-2026 at 11:30 AM to 1:00 PM	Flat admeasuring about 114 Sq. mtr Registered	**Rs. 4,18,500/-** (Rupees Four Lakhs Eighteen Thousand Five Hundred Only)	**Rs. 41,85,000/-** (Rupees Forty One Lakhs Eighty Five Thousand Only)	**18-12-2026 at 04:30 PM**

Description of the Secured Asset being auctioned: Owned by Mr Shivdayal S Patnaik, Mr Suryaprakash S Patnaik, Manoj S Patnaik, All that piece and parcel of Residential Flat admeasuring about 114 Sq. mtr. situated at Final Plot No. - 01, Survey No. 101, Block/Building No. - B, House No. - 01, Floor - Ground Floor, Building/Society Name - Gokuldham Co-op Hsg, Street No./Name - Mahim Road, Area - Near Vijaya Bank, Palghar, City - Palghar, 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:** Open Plot **South:** Internal Road **East:** Open Plot **West:** Internal Road

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:	**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 27.06.2025	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.	Santosh Dattaram Niwate / Surti Laxman Shigwan	HF/0491/H/ 21/100146 / Grihum Housing Finance Limited (GHFL)	Arcil - 2024C - 005 - Trust	**Rs. 19,18,714.35/-** (Rupees Nineteen Lakhs Eighteen Thousand Seven Hundred Fourteen and Paise Thirty Five Only) as on 17.06.2025	Physical Possession on 04/06/2026	04-12-2026 at 2:00 PM to 3:00 PM	Flat admeasuring about 35.87 Sq. mtr. Registered	**Rs. 1,31,200/-** (Rupees One Lakh Thirty One Thousand Two Hundred Only)	**Rs. 13,12,000/-** (Rupees Thirteen Lakh Twelve Thousand Only)	**18-12-2026 at 05:00 PM**

Description of the Secured Asset being auctioned: owned by Santosh Dattaram Niwate and Surti Laxman Shigwane, All that piece and parcel of Residential Flat admeasuring about 35.87 Sq. mtr. situated at Final Plot No. - N/A, Sector No.1, Survey No.942, Hissa No. Pt, Block/Building No. - 4, House No. - Flat No 3, Floor - Ground Floor, B Wing, Building/Society Name - HDIIL Paradise City, Street No./Name -N/A, Area - N/A, Village- Mahim, Tal - Palghar and Dist.- Palghar 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.

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 - 005-Trust	**Payable at: Ahmedabad / Par**	
RTGS details	**Account No : 57500001418351, 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:

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")/ 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, 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.
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.

Sd/-

Place: Mumbai
Date: 03-11-2026

Authorized Officer,
Asset Reconstruction Company (India) Ltd.