Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of ARCIL-CPS-III-Trust set up in respect of financial assets relating to Xrbia Group

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

Website: www.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 Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of ARCIL-CPS-III-Trust (**"ARCIL"**) (pursuant to the assignment of financial asset by L&T Finance Limited ("Original Lender") to ARCIL vide registered Assignment Agreement dated March 29, 2023), 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 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 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower	1) Xrbia Ambience Realty LLP, (2) Xrbia Developers Limited, (3) Xrbia Warai Developers Private Limited, (4) Eiffel Lifespaces Pvt. Ltd and (5) Xrbia Chakan Developers Private Limited (collectively referred as **"Xrbia Group Companies"**) and (6) Rahul Nahar (**"Xrbia Group"**)
Name of the Guarantors/ Co-Borrowers/ Mortgagors	Xrbia Group availed financial facilities, guaranteed by Mr. Rahul Nahar, Mr. Vishal Nahar ("Personal **Guarantors"**), and the securities mortgaged & hypothecated and covenant to pay by Xrbia Group, Karjat Golf Club Private Limited, Xrbia Hinjewadi Developers Private Limited, Xrbia North Hinjewadi Developers Private Limited, Aarini Homes Private Limited, Eden Builders Private Limited, Karjat Golf Club Private Limited and Aryaman Developers Private Limited (**"Mortgagors", "Hypothecators" & "Corporate Guarantors"**). The securities provided for the financial facilities of Xrbia Group are cross-collateralized. Some of the Xrbia Group entities viz (1) Xrbia Developers Limited, (2) Xrbia Warai Developers Private Limited, (3) Eiffel Lifespaces Private Limited, (4) Xrbia Chakan Developers Private Limited, (5) Xrbia North Hinjewadi Developers Private Limited are under CIRP and Section 95 proceedings initiated against Mr. Rahul Nahar, Mr. Vishal Nahar as per the provisions of The Insolvency and Bankruptcy Code (**"IBC"**) and under moratorium, as per the IBC.
Outstanding amount as per SARFAESI Notice dated July 11, 2023	(1) Rs.111,92,53,965/- (Rupees One hundred eleven crore ninety-two lakh fifty-thee thousand nine hundred and sixty-five only) for financial facilities availed by Xrbia Ambience Realty LLP (2) Rs.475,87,67,832/- (Rupees Four hundred seventy-five crore eighty-seven lakh sixty-seven thousand eight hundred and thirty-two only) for financial facilities availed by Xrbia Developers Limited, (3) Rs.163,19,21,666/- (Rupees One hundred sixty-three crore nineteen lakh twenty-one thousand six hundred and sixty-six only) for financial facilities availed by Xrbia Warai Developers Private Limited, (4) Rs.15,91,87,647/- (Rupees Fifteen crore ninety-one lakh eighty-seven thousand six hundred and forty-seven only) towards financial facilities availed by Eiffel Lifespaces Pvt. Ltd and (5) Rs.176,61,15,502/- (Rupees One hundred seventy-six crore sixty-one lakh fifteen thousand five hundred and two only) towards financial facilities availed by Xrbia Chakan Developers Private Limited; all outstanding as of July 10, 2023 along with further interest and additional penal interest from July 11, 2023 together with expenses, other cost and charges. The total outstanding of the financial facilities in the Xrbia Group is Rs. 13,95,88,95,588/- (Rupees Thirteen Hundred Ninety-Five Crores Eighty-Eight Lakhs Ninety-Five Thousand Five Hundred and Eighty-Eight only) as on July 31, 2026, payable with interest, penal interest and other cost and charges. Note: Additionally On March 31, 2026, Arcil had executed an Assignment Agreement in favour of CFM Asset Reconstruction Private Limited and assigned 2 loans of Xrbia Developers Limited and 2 loans of Xrbia Warai Developers Pvt. Ltd. out of Xrbia Group financial facilities, as assigned to it by the Original Lender having total outstanding dues of Rs. 1,71,18,077 as on July 31, 2026, payable with interest, penal interest and other cost and charges.
Possession	Asset 1 (described below): ARCIL has taken physical possession of Asset 1 as per provisions of SARFAESI Act, 2002 on November 18, 2025 Asset 2 (described below) ARCIL has taken physical possession of Asset 2 as per provisions of SARFAESI Act, 2002 on May 15, 2025 Asset 3 (described below): ARCIL has taken physical possession of Asset 3 as per provisions of SARFAESI Act, 2002 on May 6, 2025 and May 7, 2025 Asset 4 (described hereinafter) ARCIL has taken physical possession of Asset 4 as per provisions of SARFAESI Act, 2002 on March 2, 2026
Date of Inspection	On request
Earnest Money Deposit (EMD)/ Reserve Price (RP)/ Bid Increment	(see table below)
Last Date for submission of Bid & EMD	Wednesday, September 30, 2026 before 5:00 p.m. at Asset Reconstruction Company (India) Ltd., 10th floor, The Ruby, 29, Senapati Bapat Marg, Dadar (W), Mumbai - 400028.
Date & Time of E-Auction	Thursday, October 01, 2026 at 10.00 a.m. (online auction)
Link for Tender documents	https://www.arcil.co.in/business/properties
Pending Litigations known to ARCIL	For Asset No. 1: Demand notice/ order dated July 21, 2017 issued under Section 48(7) of The Maharashtra Land Revenue Code (MLRC), 1966 for fine of Rs.36,89,92,485/- For Asset 2 and 3: Case No. C.P. (IB) 443/ 2024 filed by Tricon Buildtech Pvt Ltd. V/s. Xrbia Ambiance Realty LLP, pending before NCLT, Mumbai Case No. Appeal Diary No.695 of 2026, IA No.300 of 2026 filed by Arcil V/s. Xrbia Group pending before DRAT, Mumbai Case No. Appeal No. 695 of 2026 in SA No.458 of 2025 filed by Arcil V/s. Xrbia Ambiance Realty LLP and others, pending before DRAT, Mumbai For Asset 4: Case No. C.P. (IB) 351 of 2026 filed by Arcil V/s. Xrbia Hinjewadi Developers Pvt. Ltd., pending before NCLT, Delhi For Secured Assets: Original Application No.1251/ 2024 filed by Arcil V/s. Xrbia Group & others, pending before DRT, Pune
Encumbrances/ Dues known to ARCIL	Not in the knowledge of Arcil unless expressly mentioned in this notice

Asset Details	EMD in Rupees	Reserve Price in Rupees	Bid Increment multiples in Rupees
Asset 1	Rs. 9.10 crores	Rs. 90.95 crores	Rs. 50 lakhs
Asset 2	Rs. 4.54 crores	Rs. 45.39 crores	Rs. 50 lakhs
Asset 3	As per Schedule mentioned herein below		Rs. 50,000/-
Asset 4	As per Schedule mentioned herein below		Rs. 50,000/-

The Earnest Money has to be deposited by way of RTGS favoring "Arcil-CPS-III Trust", Current Account: 57500001224950,HDFC Bank Limited, Branch: Kamala Mills compound branch, Senapati Bapat Marg, Lower Parel, Mumbai-400013, IFSC Code:HDFC0000542.

Description of the Secured Asset being auctioned.

Asset 1

Mortgage Property owned by Aarini Homes Pvt. Ltd., and Eden Builders Pvt. Ltd.

All that piece and parcel of unencumbered, unreserved, freehold land admeasuring 3098.60 Ares (76.57 Acres) as described in the below mentioned table and bearing survey nos. as mentioned in the table hereinbelow and situate at Village Avsare and Warai (Waredi), Taluka Karjat, District Raigad, Maharashtra.

Village	Owner	S. /Gat No.	Area (Ares)	Village	Owner	S. /Gat No.	Area (Ares)
AVSARE	Aarini Homes Pvt. Ltd.	7/3	11. 00	AVSARE	Eden Builders Pvt. Ltd	7/9b	31. 00
AVSARE	Eden Builders Pvt. Ltd.	7/6B	141. 00	AVSARE	Eden Builders Pvt. Ltd	8/1B/2	77. 00
AVSARE	Eden Builders Pvt. Ltd.	8/6A/1	38. 00	AVSARE	Eden Builders Pvt. Ltd	8/7	40. 00
AVSARE	Aarini Homes Pvt. Ltd.	7/1	80. 00	AVSARE	Eden Builders Pvt. Ltd	8/8A/1	40. 00
AVSARE	Eden Builders Pvt. Ltd.	7/5	87. 00	AVSARE	Eden Builders Pvt. Ltd	8/8A/2	39. 00
AVSARE	Aarini Homes Pvt. ltd.	9/4b	22. 50	AVSARE	Eden Builders Pvt. Ltd	8/15	106. 00
AVSARE	Aarini Homes Pvt. ltd.	9/6	97. 00	AVSARE	Eden Builders Pvt. Ltd	11/6	247. 00
AVSARE	Aarini Homes Pvt. ltd.	12/1c	108. 00	AVSARE	Aarini Homes Pvt. Ltd.	9/2A	72. 00
AVSARE	Aarini Homes Pvt. ltd.	12/1H	151. 00	AVSARE	Aarini Homes Pvt. Ltd.	11/5/1A/2	73. 00
AVSARE	Aarini Homes Pvt. ltd.	8/6b	153. 00	AVSARE	Aarini Homes Pvt. Ltd.	9/1	150. 00
AVSARE	Aarini Homes Pvt. ltd.	8/5	42. 00	AVSARE	Aarini Homes Pvt. Lted.	11/5/1A/1	81. 00
AVSARE	Aarini Homes Pvt. ltd.	8/6c	118. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	28/1	17. 00
AVSARE	Aarini Homes Pvt. ltd.	8/4	117. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	28/1	8. 00
AVSARE	Aarini Homes Pvt. ltd.	9/3/a1	134. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/13A/1	19. 00
AVSARE	Aarini Homes Pvt. ltd.	9/3a2	45. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/13A/3	51. 00
AVSARE	Aarini Homes Pvt. ltd.	9/3c	91. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/15	14. 00
AVSARE	Aarini Homes Pvt. ltd.	9/4a	22. 50	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/1	100. 00
AVSARE	Eden Builders Pvt. Ltd	7/8	94. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/7	13. 00
AVSARE	Eden Builders Pvt. Ltd	7/4	9. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/8	11. 00
AVSARE	Eden Builders Pvt. Ltd	7/10	65. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/9	15. 00
AVSARE	Eden Builders Pvt. Ltd	7/13	34. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	25/14	12. 00
AVSARE	Eden Builders Pvt. Ltd	7/6/A2	85. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	26/2	27. 60
AVSARE	Eden Builders Pvt. Ltd	7/12b	31. 00	Warai (Waredi)	Aarini Homes Pvt. ltd.	26/3	15. 00
Total 3098.60 Ares (76.57 Acres)							

Asset 2

Details of land parcel under auction: Undivided land parcel of 14,202.6 sq. mtrs on larger land bearing Survey (GAT) nos. 36, 37, 39, 40, 42(P) and 339 with total land admeasuring 49,210 sq. mtrs. situated at Village Ambi, Taluka Maval, District Pune, Maharashtra owned & mortgaged by Xrbia Ambience Realty LLP.

Description	Area in Sq. mtrs.
Undivided Land Area under A1, A8 & A10	11611.43
Undivided Land Area under Commercial development in Amenity Space	2591.17
Total Undivided Land Area	**14202.60**

Xrbia Ambience Realty LLP has initially planned for 10 residential buildings and 2 commercial buildings on an entire land parcel admeasuring 49,210 sq. mtrs. Out of which, 7 (Seven) residential buildings (A2, A3, A4, A5, A6, A7, A9) are completed and OC has been received. Construction on balance buildings is yet to commence. Bidder can utilize the balance FSI / development potential towards residential / commercial development or any other purpose as deemed fit on undivided vacant land parcels of 14,202.60 sq. mtrs.

Asset 3

Flats/ units mentioned in the below table situated at the piece and parcel of land bearing Survey (GAT) Nos. 36, 37, 39, 40, 42 (part) and 339, Village Ambi, Taluka Maval, District Pune, Maharashtra, India, owned, developed, mortgaged by Xrbia Ambience Realty LLP:

Amount mentioned in Rupees, Carpet Area mentioned in square feet.

Unit No.	Configuration	Carpet Area	EMD	Sale Price	Unit No.	Configuration	Carpet Area	EMD	Sale Price
A2-1101	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-807	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-402	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-907	2 BHK SMART	340	1,62,180.00	16,21,800.00
A2-1002	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-008	2 BHK SMART	335	1,59,795.00	15,97,950.00
A2-1102	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-108	2 BHK SMART	340	1,62,180.00	16,21,800.00
A2-902	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-408	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1103	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-908	2 BHK SMART	340	1,62,180.00	16,21,800.00
A2-1104	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-409	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1105	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-609	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-806	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-809	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1106	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-909	2 BHK SMART	340	1,62,180.00	16,21,800.00
A2-1107	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-610	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1108	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-710	2 BHK SMART	340	1,62,180.00	16,21,800.00
A2-409	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-611	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-809	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-612	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1109	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-613	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1110	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-813	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1111	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-614	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1012	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-815	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1112	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-616	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-913	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-816	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-919	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-1002	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-1119	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-1003	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-420	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-1005	2 BHK SMART	323	1,54,071.00	15,40,710.00
A2-620	1 RK STUDIO	162	77,274.00	7,72,740.00	A5-1006	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-803	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1007	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-1104	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1008	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-1105	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1009	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-1106	1 BHK SMART	220	1,04,940.00	10,49,400.00	A5-1010	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-1107	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1011	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-1108	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1012	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-1109	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1013	2 BHK SMART	323	1,54,071.00	15,40,710.00
A3-809	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1014	2 BHK SMART	323	1,54,071.00	15,40,710.00
A4-001	1 BHK SMART	220	1,04,940.00	10,49,400.00	A5-1015	2 BHK SMART	323	1,54,071.00	15,40,710.00
A4-002	1 BHK SMART	220	1,04,940.00	10,49,400.00	A5-1101	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-003	1 BHK SMART	220	1,04,940.00	10,49,400.00	A5-1102	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-004	1 BHK SMART	220	1,04,940.00	10,49,400.00	A5-1103	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-005	1 BHK SMART	220	1,04,940.00	10,49,400.00	A5-1104	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-008	1 BHK SMART	220	1,04,940.00	10,49,400.00	A5-1105	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-508	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1106	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-609	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1107	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-1005	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1108	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-1007	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1109	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-1102	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1110	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-1107	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1111	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-1113	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1112	2 BHK SMART	340	1,62,180.00	16,21,800.00
A4-1117	1 BHK SMART	222	1,05,894.00	10,58,940.00	A5-1113	2 BHK SMART	340	1,62,180.00	16,21,800.00
A5-401	2 BHK SMART	323	1,54,071.00	15,40,710.00	A5-1114	2 BHK SMART	340	1,62,180.00	16,21,800.00
A5-801	2 BHK SMART	323	1,54,071.00	15,40,710.00	A5-1115	2 BHK SMART	340	1,62,180.00	16,21,800.00
A5-002	2 BHK SMART	335	1,59,795.00	15,97,950.00	A6-001	1 BHK SMART	217	1,03,509.00	10,35,090.00
A5-102	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1101	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-202	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-201	1 BHK SMART	210	1,00,170.00	10,01,700.00
A5-302	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-102	1 BHK SMART	209	99,693.00	9,96,930.00
A5-402	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-1102	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-502	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-103	1 BHK SMART	209	99,693.00	9,96,930.00
A5-602	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-1103	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-702	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-603	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-802	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-803	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-103	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1104	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-203	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-005	1 BHK SMART	217	1,03,509.00	10,35,090.00
A5-303	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1105	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-403	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-006	1 BHK SMART	217	1,03,509.00	10,35,090.00
A5-503	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1006	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-603	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-007	1 BHK SMART	217	1,03,509.00	10,35,090.00
A5-803	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-008	1 BHK SMART	217	1,03,509.00	10,35,090.00
A5-903	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-009	1 BHK SMART	217	1,03,509.00	10,35,090.00
A5-704	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-710	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-104	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-110	1 BHK SMART	210	1,00,170.00	10,01,700.00
A5-004	2 BHK SMART	335	1,59,795.00	15,97,950.00	A6-1111	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-204	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-911	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-404	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-1012	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-504	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1112	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-604	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-212	1 BHK SMART	209	99,693.00	9,96,930.00
A5-804	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-612	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-005	2 BHK SMART	335	1,59,795.00	15,97,950.00	A6-712	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-305	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-113	1 BHK SMART	209	99,693.00	9,96,930.00
A5-405	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-1113	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-605	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-913	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-705	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1114	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-805	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-914	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-006	2 BHK SMART	335	1,59,795.00	15,97,950.00	A6-1015	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-106	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1115	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-206	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-415	1 BHK SMART	209	99,693.00	9,96,930.00
A5-406	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-715	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-506	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1016	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-606	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-1116	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-706	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-816	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-806	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-1117	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-007	2 BHK SMART	335	1,59,795.00	15,97,950.00	A6-817	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-107	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1118	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-207	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-1019	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-307	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1119	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-407	2 BHK SMART	323	1,54,071.00	15,40,710.00	A6-919	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-507	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-1020	1 BHK SMART	221	1,05,417.00	10,54,170.00
A5-707	2 BHK SMART	340	1,62,180.00	16,21,800.00	A6-320	1 BHK SMART	210	1,00,170.00	10,01,700.00

Asset 4

All that piece and parcel in Project Xrbia Hinjewadi situated at Xrbia Hinjewadi at Plot No. R 22 to R 29 out of sanctioned lay out of S.No.38/2+38/3+39+56+57 of village Dattawadi and S.No.52/1/2P, 53/1P, 53/2/1AP, 54/1P, 54/2/1AP, 54/2/2P, 54/3P Village Kasarsai, of Taluka Mulshi, District Pune. (as per latest Mortgage Deed)

Amount mentioned in Rupees, Carpet Area mentioned in square feet

Unit No.	BHK	Carpet Area	EMD	Sale Price	Unit No.	BHK	Carpet Area	EMD	Sale Price
A14-802	2 BHK	435	1,69,650	16,96,500	C3-522	1 BHK	294	1,14,660	11,46,600
A2-702	2 BHK	416	1,62,240	16,22,400	C5-402	3 BHK	572	2,23,080	22,30,800
B1-013	1 BHK	318	1,24,020	12,40,200	C6-002	3 BHK	572	2,23,080	22,30,800
B1-014	1 BHK	318	1,24,020	12,40,200	C6-107	3 BHK	571	2,22,690	22,26,900
B1-522	1 BHK	294	1,14,660	11,46,600	C6-109	3 BHK	571	2,22,690	22,26,900
B6-704	2 BHK	416	1,62,240	16,22,400	C6-604	3 BHK	572	2,23,080	22,30,800
B8-013	1 BHK	318	1,24,020	12,40,200	C7-108	2 BHK	416	1,62,240	16,22,400
B8-112	1 BHK	294	1,14,660	11,46,600	C7-305	2 BHK	416	1,62,240	16,22,400
C2-003	2 BHK	419	1,63,410	16,34,100	C7-707	2 BHK	416	1,62,240	16,22,400
C3-301	1 BHK	294	1,14,660	11,46,600	D6-006	2 BHK	419	1,63,410	16,34,100
C3-318	1 BHK	294	1,14,660	11,46,600	D6-105	2 BHK	416	1,62,240	16,22,400

*Units are under symbolic possession of Arcil

Terms and Conditions:

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.arcil.co.in/business/properties is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the further Terms and Conditions of the Bid Document and as per the procedure set out therein. Bidders may go through the website of Arcil, and the link mentioned herein above as well as the website of the service provider, for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms.
3. The bidders can participate in the e-auction for each Asset 1, Asset 2, Asset 3 and Asset 4 separately and for each unit, separately from the list of units mentioned for Asset 3 and Asset 4.
4. The bidders cannot submit a bid equal to the Reserve Price (the minimum amount shall be Reserve Price plus Bid Incremental amount).
5. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/ itself. The Authorised Officer/ Arcil/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
6. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Harshal Gandhi; Phone no: 022-66248647/ 98195 84649 or Ms. Jyoti Bhavsar; Phone no: 022-66248607/ 98203 00091 between 10 am to 6 pm from Monday to Friday and/ or email at harshal.gandhi@arcil.co.in or jyoti.bhavsar@arcil.co.in
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For inspection of the property or more information, the prospective bidders may contact Mr. Harshal Gandhi, as per above mentioned details.
9. At any stage of the auction, the Authorised Officer may accept/ reject/ modify/ cancel the bid/ offer or post-pone the auction without assigning any reason thereof and without any prior notice.
10. The successful purchaser/ bidder shall bear any statutory dues, taxes, fees payable, applicable GST