

(15310)

RPAD/ COURIER/EMAIL
NOTICE OF SALE / SALE INTIMATION

3

Date: 14/07/2026

MR. SAHEBLAL SATYANARAYAN KEWAT
S 3 SHREEJI FLAT GAYATRINAGAR WAGHODIA ROAD
VADODARA GUJARAT 390019
9723911743

(Applicant)

saheblalbind32@gmail.com

MR. SAHEBLAL SATYANARAYAN KEWAT
FLAT NO.- 505, FLOOR NO. 5, TOWER A, NILKANTH HEIGHT,
R.S. 309/2, VADHODIA ROAD, POAST AMODAR, WAGHODIA,
VADODARA, 391760 AREA ADMEASURING (IN SQ.FT.):
Property Type: Saleable_Area, Carpet_Area Proeprty Area: 715.00,
530.00

(Applicant)

MRS. SANGEETA
S 3 SHREEJI FLAT GAYATRINAGAR WAGHODIA ROAD
VADODARA GUJARAT 390019

(Co_Applicant)

S K FABRICATION (THROUGH ITS
PROPRIETOR/MANAGING DIRECTOR/AUTHORIZED
SIGNATORY)
SHOP NO G 8 VED RESIDENCY WAGHODIA ROAD
VADODARA GUJARAT 390019

(Co_Applicant)

MRS. SANGEETA
FLAT NO.- 505, FLOOR NO. 5, TOWER A, NILKANTH HEIGHT,
R.S. 309/2, VADHODIA ROAD, POAST AMODAR, WAGHODIA,
VADODARA, 391760 AREA ADMEASURING (IN SQ.FT.):
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PROPRIETOR/MANAGING DIRECTOR/AUTHORIZED
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FLAT NO.- 505, FLOOR NO. 5, TOWER A, NILKANTH HEIGHT,
R.S. 309/2, VADHODIA ROAD, POAST AMODAR, WAGHODIA,
VADODARA, 391760 AREA ADMEASURING (IN SQ.FT.):
Property Type: Saleable_Area, Carpet_Area Proeprty Area: 715.00,
530.00

(Co_Applicant)



Asset Reconstruction Company (India) Limited

Registered Office : The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (W), Mumbai - 400 028. (India)
Tel.: +91-22-66581300, Fax: +91-22-66581313 / 14 www.arcil.co.in

Branch Office : No-404, 4th Floor, Ashoka Estate, 24 Barakhamba Road, New Delhi-110001

Grievance Redressal Officer: Yashwanth William Raju Tel: +91 22 6658 1310, Email: complaint@arcil.co.in

Corporate Identification Number: U65999MH20002PLC134884

WR DEL

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SUB: Notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules")
Re: In the account of MR. SAHEBLAL SATYANARAYAN KEWAT and LAN No.: IL10227405

Dear Sir/s/ Madam(s),

We, refer to various facilities, extended to and availed of by MR. SAHEBLAL SATYANARAYAN KEWAT ("Borrower") from time to time, interalia, from the IIFL - HFL. To secure the said financial facilities, apart from hypothecation / guaranteeing the said financial facilities, the Addressee(s), also duly mortgaged / created charge on their immovable property being: " FLAT NO.- 505, FLOOR NO. 5, TOWER A, NILKANTH HEIGHT, R.S. 309/2, VADHODIA ROAD, POAST AMODAR, WAGHODIA, VADODARA, 391760 AREA ADMEASURING (IN SQ.FT.): Property Type: Saleable_Area, Carpet_Area Proeprty Area: 715.00, 530.00".

As you the Addressees failed to repay the said financial facilities the account of the Borrower was declared as a Non-Performing Asset (NPA) by IIFL-HFL, and subsequently IIFL-HFL has assigned the financial facilities granted to the Borrower along with all underlying securities to Asset Reconstruction Company (India) Limited acting in its capacity as trustee of Arcil - Trust -2026 - 015 ("Arcil") vide registered Assignment Agreement dated 30-11-2025.

Post-assignment of debt in favour of Arcil and continued failure of you the Addressees to honour the repayment obligations, action under the Securitisation and Asset Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 ("SARFAESI Act, 2002") and Rules made thereunder was duly initiated by Arcil.

This is to inform you that as all the requisitions under the provisions of SARFAESI Act, 2002 and the Rules made thereunder have been complied with. On account of failure of the Addressees to discharge the liability, Arcil being the secured creditor will sell the secured assets by following the provisions of SARFAESI Act, 2002 and the Rules made thereunder, after a period of 30 (thirty) days from the date of this notice at the Reserve Price detailed herein below.

The Reserve Price and Earnest Money Deposit will be as follows:

Reserve Price: -Rs. 1712000.0 /- (Rupees Seventeen Lakh Twelve Thousand Only)

Earnest Money Deposit (EMD):- 171200.00/- (Rupees One Lakh Seventy One Thousand Two Hundred Only)

Description of Property: FLAT NO.- 505, FLOOR NO. 5, TOWER A, NILKANTH HEIGHT, R.S. 309/2, VADHODIA ROAD, POAST AMODAR, WAGHODIA, VADODARA, 391760 AREA ADMEASURING (IN SQ.FT.): Property Type: Saleable_Area, Carpet_Area Proeprty Area: 715.00, 530.00

Encumbrance: - NIL

The reserve price is exclusive of charges/ duties/ applicable taxes (including GST) and the interested bidder should conduct their own due diligence, investigation, analysis and independent verification at their own cost without any recourse to Arcil.

Please treat this notice as Notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 providing you the Addressees a notice of 30 (thirty) days for sale of the secured asset.



For Asset Reconstruction Company (India) Limited
(Trustee of Arcil - Trust - 2026 - 015)



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of Arcil - Trust -2026 - 015 set up in respect
of financial assets relating to **IIFL - HFL**



Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
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 the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of **Arcil - Trust -2026- 015 ("ARCIL")** (pursuant to the assignment of financial asset by IIFL - HFL to ARCIL 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 read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
MR. SAHEBLAL SATYANARAYAN KEWAT MRS. SANGEETA S K FABRICATION (THROUGH ITS PROPRIETOR/MA NAGING DIRECTOR/AUTH ORIZED SIGNATORY) (Prospect No- IL10227405)	08/12/2023 Rs. 1478843.00 (Rupees Fourteen Lakh Seventy Eight Thousand Eight Hundred and Forty Three Only)	All that part and parcel of the property bearing: FLAT NO.- 505, FLOOR NO. 5, TOWER A, NILKANTH HEIGHT, R.S. 309/2, VADHODIA ROAD, POAST AMODAR, WAGHODIA, VADODARA, 391760 AREA ADMEASURING (IN SQ.FT.): Property Type: Saleable_Area, Carpet_Area Proeprty Area: 715.00, 530.00	31/05/2026	Rs.1712000 .0/- (Rupees Seventeen Lakh Twelve Thousand Only)	28/08/2026 11:00 hrs -14:00 hrs
	Bid Increase Amount Rs.5000.00/- (Rupees Five Thousand Only)		Total Outstanding As On Date 15/06/2026 Rs. 1376486.17/ - (Rupees Thirteen Lakh Seventy Six Thousand Four Hundred Eighty Six and Seventeen Paise Only)	Earnest Money Deposit (EMD) Rs.171200. 00/- (Rupees One Lakh Seventy One Thousand Two Hundred Only)	EMD Last Date 31/08/2026 till 5 pm. Date/ Time of E- Auction 02/09/2026 at 11:00 hrs.-13:00 hrs



Pending Litigations known to ARCIL	There is a Pending SA with SA No.380/2026 before DRT-II, Ahmedabad.	Encumbrances/Dues known to ARCIL	NILL
Demand Draft to be made in name of:	Arcil - Trust -2026 - 015	Payable at Par	
RTGS details	Bank A/C No.: 57500001796255 Bank Name: HDFC Bank Ltd. IFSC: HDFC0000542 Branch Address: MUMBAI - KAMALA MILLS		
Name & Contact Number /Mail Id of Service Provider:	Name: Mr. Navneet Singh Contact No./Mail ID: +91 99991 05933/eauctions@XpertAuction.com		

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website <https://XpertAuction.com> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. The Authorized 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, 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 newspapers 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 Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: Vadodara
Date: 14/07/2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.
Trustee of Arcil - Trust -2026 - 015



A

Ajwa Road SO
390019

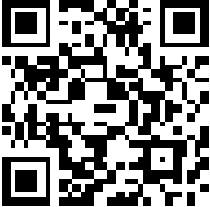


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ED481677943IN - INLAND SPEED POST DOCUMENT

110033 - 390019



RECEIVER:MR. SAHEBLAL
SATYANARAYAN KEWAT
S 3 SHREEJI FLAT GAYATRINAGAR
WAGHODIA R AJWA ROAD S.O
VADODARA
INDIA - 390019
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 15-07-2026 12:48:35 ChargedWeight(gms):
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AmountPaid: 55.00 (FW) BkgRefId: 6000000015072621893 Inst:
Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677943

A

Vaghodia SO
391760

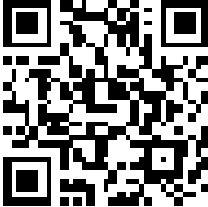


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ED481677957IN - INLAND SPEED POST DOCUMENT

110033 - 391760



RECEIVER:MR. SAHEBLAL
SATYANARAYAN KEWAT
FLAT NO.- 505, FLOOR NO. 5, TOWER A, NIL
VAGHODIA S.O VADODARA
INDIA - 391760
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 15-07-2026 12:48:35 ChargedWeight(gms):
20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA)
AmountPaid: 55.00 (FW) BkgRefId: 6000000015072621893 Inst:
Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677957

A

Ajwa Road SO
390019

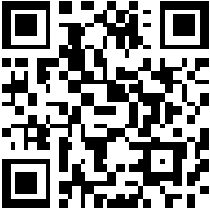


P



ED481677965IN - INLAND SPEED POST DOCUMENT

110033 - 390019



RECEIVER:MRS. SANGEETA
S 3 SHREEJI FLAT GAYATRINAGAR
WAGHODIA R AJWA ROAD S.O
VADODARA
INDIA - 390019
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

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Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677965

A

Ajwa Road SO
390019

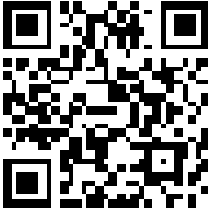


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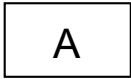
ED481677974IN - INLAND SPEED POST DOCUMENT

110033 - 390019



RECEIVER:S K FABRICATION
SHOP NO G 8 VED RESIDENCY WAGHODIA
ROAD AJWA ROAD S.O VADODARA
INDIA - 390019
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 15-07-2026 12:48:35 ChargedWeight(gms):
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AmountPaid: 55.00 (FW) BkgRefId: 6000000015072621893 Inst:
Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677974

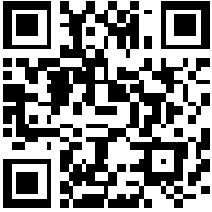


Vaghodia SO
391760



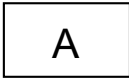
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110033 - 391760

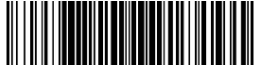


RECEIVER:MRS. SANGEETA
FLAT NO.- 505, FLOOR NO. 5, TOWER A, NIL
VAGHODIA S.O VADODARA
INDIA - 391760
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 15-07-2026 12:48:35 ChargedWeight(gms):
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Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677988

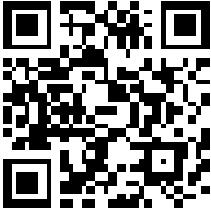


Vaghodia SO
391760



ED481677991IN - INLAND SPEED POST DOCUMENT

110033 - 391760



RECEIVER:S K FABRICATION
FLAT NO.- 505, FLOOR NO. 5, TOWER A, NIL
VAGHODIA S.O VADODARA
INDIA - 391760
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 15-07-2026 12:48:35 ChargedWeight(gms):
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AmountPaid: 55.00 (FW) BkgRefId: 6000000015072621893 Inst:
Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677991

