

(11489)

RPAD/ COURIER/EMAIL
NOTICE OF SALE / SALE INTIMATION

Date: 14/07/2026

1

MR. SHIVAJI POPATBHAI PATIL
64, SHIVAJI NAGAR NR GOPAL NAGAR BHAGWATINAGAR
AHMEDABAD GUJARAT 380026
9316347008, 8238469183

(Applicant)

jp8478253@gmail.com

MR. SHIVAJI POPATBHAI PATIL
SHREE KRISHNA WELDING WORKS 62/486, GHB NR
HATKESHWAR
AHMEDABAD GUJARAT 380008

(Applicant)

MR. SHIVAJI POPATBHAI PATIL

Flat A 710, Devashray City, carpet area admeasuring 328 sq. ft., super
built up area 378 sq. ft., Nr. Devashray Farm, SP Ring Road, Ramol,
AHMEDABAD, 382449, Gujarat, INDIA

(Applicant)

MRS. KALPANABEN SHIVAJI PATIL

64, SHIVAJI NAGAR NR GOPAL NAGAR BHAGWATINAGAR
AHMEDABAD GUJARAT 380026

(Co_Applicant)

SHIVAJI.1975@GMAIL.COM

MRS. KALPANABEN SHIVAJI PATIL

Flat A 710, Devashray City, carpet area admeasuring 328 sq. ft., super
built up area 378 sq. ft., Nr. Devashray Farm, SP Ring Road, Ramol,
AHMEDABAD, 382449, Gujarat, INDIA

(Co_Applicant)

SUB: Notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules")

Re: In the account of MR. SHIVAJI POPATBHAI PATIL and LAN No.: 942923, 813763

Dear Sir/s/ Madam(s),

We, refer to various facilities, extended to and availed of by **MR. SHIVAJI POPATBHAI PATIL** ("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 A 710, Devashray City, carpet area admeasuring 328 sq. ft., super built up area 378 sq. ft., Nr. Devashray Farm, SP Ring Road, Ramol, AHMEDABAD, 382449, Gujarat, INDIA".

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: Yashwantrao Wamanrao Raju Tel: +91 22 6658 1310, Email: complaint@arcil.co.in

Corporate Identification Number: U65999MH20002PLC134884



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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. 1119000.00/- (Rupees Eleven Lakh Nineteen Thousand Only)

Earnest Money Deposit (EMD):- 111900.00/- (Rupees One Lakh Eleven Thousand Nine Hundred Only)

Description of Property: Flat A 710, Devashray City, carpet area admeasuring 328 sq. ft., super built up area 378 sq. ft., Nr. Devashray Farm , SP Ring Road , Ramol, AHMEDABAD, 382449, Gujarat,INDIA

Encumbrances: - 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. SHIVAJI POPATBHAI PATIL MRS. KALPANABEN SHIVAJI PATIL (Prospect No- 942923, 813763)	26/10/2022 Rs. 1147436.00 (Rupees Eleven Lakh Forty Seven Thousand Four Hundred and Thirty Six Only)	All that part and parcel of the property bearing: Flat A 710, Devashray City, carpet area admeasuring 328 sq. ft., super built up area 378 sq. ft., Nr. Devashray Farm, SP Ring Road, Ramol, AHMEDABAD, 382449, Gujarat,INDIA	13/06/2026	Rs.1119000 .0/- (Rupees Eleven Lakh Nineteen 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 08/07/2026	Earnest Money Deposit (EMD) Rs.111900. 00/- (Rupees One Lakh Eleven Thousand Nine Hundred Only)	EMD Last Date 31/08/2026 till 5 pm.
			Rs. 1003586.56/ - (Rupees Ten Lakh Three Thousand Five Hundred Eighty Six and Fifty Six Paise Only)		Date/ Time of E- Auction 02/09/2026 at 11:00 hrs.-13:00 hrs

Pending Litigations known to ARCIL	NILL	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

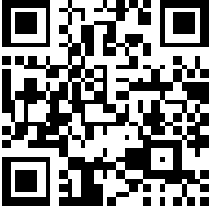
Terms and Conditions:

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 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, 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.

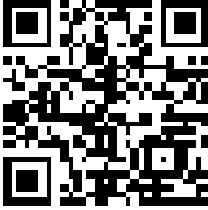
Place: Ahmedabad
Date: 14/07/2026

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

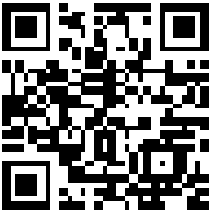


A	Amraiwadi SO 380026	
P		
ED481677869IN - INLAND SPEED POST DOCUMENT		
110033 - 380026		
	RECEIVER:MR. SHIVAJI POPATBHAI PATIL 64, SHIVAJI NAGAR NR GOPAL NAGAR BHAGWAT AMRAIWADI S.O AHMEDABAD INDIA - 380026	
	SENDER:ARCIL PRIYADARSHINI VIHAR DELHI DELHI INDIA - 110009	

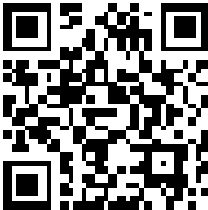
NSMandi SO (110033) 15-07-2026 12:48:35 ChargedWeight(gms): 20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA) AmountPaid: 55.00 (FW) BkgRefId: 6000000015072621893 Inst: Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677869

A	Maninagar DC 380008	
P		
ED481677872IN - INLAND SPEED POST DOCUMENT		
110033 - 380008		
	RECEIVER:MR. SHIVAJI POPATBHAI PATIL SHREE KRISHNA WELDING WORKS 62/486, GHB MANINAGAR S.O AHMEDABAD INDIA - 380008	
	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 : 6968481677872

A	Jantanagar S.O 382449	
P		
ED481677886IN - INLAND SPEED POST DOCUMENT		
110033 - 382449		
	RECEIVER:MR. SHIVAJI POPATBHAI PATIL FLAT A 710, DEVASHRAY CITY, CARPET AREA JANTANAGAR S.O AHMEDABAD INDIA - 382449	
	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 : 6968481677886

A	Amraiwadi SO 380026	
P		
ED481677890IN - INLAND SPEED POST DOCUMENT		
110033 - 380026		
	RECEIVER:MRS. KALPANABEN SHIVAJI PATIL 64, SHIVAJI NAGAR NR GOPAL NAGAR BHAGWAT AMRAIWADI S.O AHMEDABAD INDIA - 380026	
	SENDER:ARCIL PRIYADARSHINI VIHAR DELHI DELHI INDIA - 110009	

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In case of any grievance - DIAL-18002666868 : IVR NO : 6968481677890

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Jantanagar S.O
382449

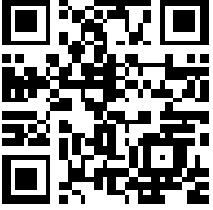


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110033 - 382449



RECEIVER:MRS. KALPANABEN SHIVAJI
PATIL
FLAT A 710, DEVASHRAY CITY, CARPET
AREA JANTANAGAR S.O AHMEDABAD
INDIA - 382449

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

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