Asset Reconstruction Company (India) Ltd.,

Acting in its capacity as Trustee of Arcil-Trust-2026C-006 set up in respect of financial assets relating to M/s S.S.T. Engineers and Traders and M/s Shivam Enterprises
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Website: www.arcil.co.in; CIN-L65999MH2002PLC134884

PUBLIC NOTICE FOR SALE 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 mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of **Arcil-Trust-2026C-006 ("ARCIL")** (pursuant to the assignment of financial asset by the **Karnataka Bank Limitedto ARCIL** vide registered **Assignment Agreement dated September 15, 2025)**, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis", for recovery of outstanding dues of **M/s S.S.T. Engineers and Traders and M/s Shivam Enterprises** 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	M/s S.S.T. Engineers and Traders and M/s Shivam Enterprises Represented through its Proprietor, Mr. Triveni Prasad Pandey Both having their address at: 639/3, Near Old Sabji Mandir, Saran Road, Parvatiya Colony, NIT Faridabad, Haryana - 121005
Name of the Guarantors/ Co-Borrowers/ Mortgagors	1) Mr. Triveni Prasad Pandey (Proprietor/ Mortgagor) R/o: 639/3, Near Old Sabji Mandir, Saran Road, Parvatiya Colony, NIT Faridabad, Haryana - 121005. Also at: Plot No E-14, Sanjay Colony, Sector-23, Faridabad, Haryana - 121005 Email: tppandey78@rediffmail.com, Phone: 9015781963, 9015181963 2) Mrs. Suman Pandey (Guarantor/ Mortgagor) W/o Mr. Triveni Prasad Pandey R/o: 639/3, Near Old Sabji Mandir, Saran Road, Parvatiya Colony, NIT Faridabad, Haryana - 121005. Also at: Plot No E-14, Sanjay Colony, Sector-23, Faridabad, Haryana – 121005
Demand Notice and Possession details	The Assignor bank had issued Demand Notice u/s 13(2) of the SARFAESI Act, 2002 on 15.07.2020, undertook symbolic possession on 10.12.2020 and secured physical possession on 05.09.2023.
Date of Inspection	Will be arranged on request
Earnest Money Deposit (EMD)	Property 1:EMD – Rs. 2.7 Lakhs (Indian Rupees Two Lakh Seventy Thousand only) Property 2:EMD - Rs. 6.7 Lakhs (Indian Rupees Six Lakhs Seventy Thousand only) **Property 3:EMD** - Rs. 6.7 Lakhs (Indian Rupees Six Lakhs Seventy Thousand only) The Earnest Money hasto be deposited by way of DD or RTGS Favouring **"Asset Reconstruction Company (India) Ltd.", Current Account: 02912320000561, HDFC Bank Limited, Branch: Lower Parel, Mumbai, IFSC Code: HDFC0000291**
Reserve Price	**Property 1:RP** - Rs. 27.00 Lakhs (Indian Rupees Twenty-Seven Lakhs only) **Property 2:RP** - Rs. 67.00 Lakhs (Indian Rupees Sixty-Seven Lakhs only) **Property 3:RP** - Rs. 67.00 Lakhs (Indian Rupees Sixty-Seven Lakhs only)
Bid Increment	**Property 1:** Rs. 20Thousand (Indian Rupees Twenty Thousand only) **Property 2:** Rs. 25 Thousand (Indian Rupees Twenty-Five Thousand only) **Property 3:** Rs. 25 Thousand (Indian Rupees Twenty-Five Thousand only)
Date & Time of Sale	**Property 1:** 23.11.2026 at 02:00 PM **Property 2:** 23.11.2026 at 05:00 PM **Property 3:** 23.11.2026 at 05:15 PM
Link for Tender documents	www.arcil.co.in
Pending Litigations known to ARCIL	**OA/858/2022 before DRT-II Chandigarh**
Encumbrances/Dues known to ARCIL	• Employee Provident Fund (EPFO) – Not known • Employee Dues – Not known • Income Tax Dues - Not known • Electricity Dues – Not known • Workmen Dues - Not known • Unsecured Financial Creditors – Not known • Sales Tax Dues – Not known • CSIDC Dues – Not known
Description of the Secured Asset	1. All that part and parcel of Residential Property No. 639/3 Situated at Plot No. No. 20 & 21 Measuring 40 Sq. Yd. Held in The Name of Mr. Triveni Prasad Pandey and Plot No. 22 Measuring 20 Sq. Yd. Held in the name of Mrs. Suman Pandey Situated at Near Old Subzi Mandi, Parvatiya Colony, Mauza Gaunchi, Tehsil Ballabgarh Faridabad. 2. All that part and parcel of Industrial Property bearing Western Part - Property Khasra no. 8/23,18, 19/1/1, 19/1/2, 19/1/16, 19/1/17, 19/1/18, 19/1/20 to 19/1/26, 19/2/1, 19/2/26, 19/2/7, 19/2/8, 19/2/10, 19/2/13, to 19/2/19, 22/1 to 22/11, 22/17, 22/19, to 22/39, 22/40/1, 22/41, 22/42, 22/43, Khasra no. 18/2/2/2, 2/2/4 to 2/2/17, Khasra no. 8/17/2/12, 19/2/11, 19/2/2, 19/2/3/1, 19/2/3/2, 19/2/5, 22/40/2, Khasra no. 18/2/2/1, Khasra no. 8/19/1/4, 19/1/3, 19/1/5, 19/1/6, 19/1/8, 19/1/9, 19/1/10, 19/1/7, 22/18, 19/1/11 to 19/1/15, 22/12, 22/13, 22/16, 22/14, 22/15, 19/2/4/1, 19/2/4/2, 19/1/19, 19/1/20, Khasra no. 18/2/2/16, 19/2/9 in Revenue Estate of Mauja Gaunchi, Tehsil Ballabhgarh Faridabad, Presently Property No Mcf - 6613 Eastern Part, Near Old Sabzi Mandi, Saran School Road, Parvitya Colony Faridabad Measuring 220 Sq. Yd. Held in the name of Mrs. Suman Pandey. 3. All that part and parcel of Industrial Property Eastern Part -Property Khasra no. 8/23,18, 19/1/1, 19/1/2, 19/1/16, 19/1/17, 19/1/18, 19/1/20 to 19/1/26, 19/2/1, 19/2/26, 19/2/7, 19/2/8, 19/2/10, 19/2/13, to 19/2/19, 22/1 to 22/11, 22/17, 22/19, to 22/39, 22/40/1, 22/41, 22/42, 22/43, Khasra no. 18/2/2/2, 2/2/4 to 2/2/17, Khasra no. 8/17/2/12, 19/2/11, 19/2/2, 19/2/3/1, 19/2/3/2, 19/2/5, 22/40/2, Khasra no. 18/2/2/1, Khasra no. 8/19/1/4, 19/1/3, 19/1/5, 19/1/6, 19/1/8, 19/1/9, 19/1/10, 19/1/7, 22/18, 19/1/11 to 19/1/15, 22/12, 22/13, 22/16, 22/14, 22/15, 19/2/4/1, 19/2/4/2, 19/1/19, 19/1/20, Khasra no. 18/2/2/16, 19/2/9 in Revenue Estate of Mauja Gaunchi, Tehsil Ballabhgarh Faridabad, Presently Property No Mcf - 6613 Western Part, Near Old Sabzi Mandi, Saran School Road, Parvitya Colony Faridabad Measuring 220 Sq. Yd. Held in The Name of Mrs. Triveni Prasad

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 www.arcil.co.in. Arcil 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, www.arcil.co.in and the link mentioned herein above as well as the website of the service provider, ARCIL for bid documents, the details of the secured asset put up for auction/ obtaining the bid forms.
3. 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 internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Ashish Srivastava – 9176767036 Mr. Mahesh Bangera - 9004173256, email id: ashish.srivastava@arcil.co.in and mahesh.bangera@arcil.co.in.
5. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as www.arcil.co.in and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
6. For inspection of the property or more information, the prospective bidders may contact Mr.– Ashish Srivastava – 9176767036.
7. The properties are to be sold for recovery of the outstanding dues against the Borrower.
8. 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.
9. 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.
10. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset put on auction 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.
11. 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.
12. In the event of and on later development due to intervention/order of any court or tribunal save appropriate legal opinion and legal remedy available to ARCIL, if the sale is required to be cancelled ARCIL shall refund the "EMD" and/ or 'Sale Proceeds' only without interest and the purchaser / bidder. The Purchaser/ Bidder shall have no right to raise any claim, against ARCIL or its officers, of whatsoever nature with respect to loss, damages, costs/expenses, loss of business opportunity etc.
13. 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.
14. 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.

Authorized Officer
Asset Reconstruction Company (India) Ltd.
Trustee of Arcil-Trust-2026C-006

Place: Delhi
Date: 24.10.2026