



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of Arcil-Trust-2026C-010 Trust set up in respect of financial assets relating to M/s Uttaranchal Iron & Ispat Ltd.
Arcil office: The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai-400028. Website: www.arcil.co.in; CIN-U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE

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 mortgaged/ charged to the **Asset Reconstruction Company (India) Limited**, acting in its capacity as Trustee of **Arcil-Trust-2026C-012 Trust ("ARCIL")** (pursuant to the assignment of financial asset by the Indian Overseas Bank Limited to ARCIL vide registered Assignment Agreement dated 17th December, 2025, 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 M/s Uttaranchal Iron & Ispat Ltd. to the tune of **Rs.86,50,88,225/- (Rupees Eighty-Six Crores Fifty Lakhs Eighty-Eight Thousand Two Hundred Twenty-Five Only)** as on 15.07.2026, 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 Uttaranchal Iron & Ispat Ltd. (Borrower/Mortgagor), CIN: U27104UR2002PLC026864, Address: Plot No. 2, 3, 4, 5, 6, 7; UPSIDC Industrial Area, Jashodharpur, Industrial Area of Kotdwar, Tehsil, Kotdwar, Dist. Pauri Garhwal, Uttarakhand-214749.		
Name of the Guarantors/ Co-Borrowers/ Mortgagors	1. Sh. Avinash Kumar Agrawal, S/o Sh. Suraj Prakash Agarwal (Guarantor), R/o Mohd. Darbar Shas, Naibabad, Binor, Uttar Pradesh-246763. 2. Sh. Anjali Agarwal, W/o Sh. Avinash Agarwal (Guarantor), R/o Mohd. Darbar Shas, Naibabad, Binor, Uttar Pradesh-246763. 3. Mrs. Ram Pyari (Guarantor), R/o Mohd. Darbar Shas, Naibabad, Binor, Uttar Pradesh-246763.		
Demand Outstanding amount	Rs. 86,50,88,225/- (Rupees Eighty-Six Crores Fifty Lakhs Eighty-Eight Thousand Two Hundred Twenty-Five Only) as on 15.07.2026, together with further interest, charges and costs etc.		
Possession	Selling Bank has secured physical possession under relevant provisions of SARFAESI Act.		
Date of Inspection	Will be arranged on request		
Earnest Money Deposit (EMD)	Rs.1,08,00,000/- (Rupees One Crore Eight Lakhs only) The Earnest Money has to 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		
Last Date for submission of Bid & EMD		21.09.2026 before 05:00 p.m.	
Reserve Price		Rs.10.80 crore (Indian Rupees Ten Crores Eighty Lakhs only)	
Bid Increment		Rs.1,00,000/-	
Date & Time of E-Auction		22.09.2026 at 12:15 PM	
Link for Tender documents		www.arcil.co.in	
Pending Litigations known to ARCIL		None	
Encumbrances/Dues known to ARCIL		Employee Provident Fund (EPFO) - Not known Workmen Dues - Not known Employee Dues - Not known Unsecured Financial Creditors - Not known Claims of Operational Creditors - Dues of SIDCUL and UPCL amounting to Rs.12 Crores Income Tax Dues - Not known Sales Tax Dues - Not known	
Description of the Secured Asset being auctioned.	All that Part and Parcel of the Non-Agricultural leasehold industrial property consisting of Plot No. 2, 3, 4, 5, 6 & 7 and all types of constructions thereupon including office buildings, sheds, RCC buildings, rooms etc. situated at UPSIDC, Jasodharpur, Kotdwar, District Pauri, Garhwal, Uttarakhand area 31,346.10 sq. mtrs. Registered in the name of Uttaranchal Iron and Ispat Pvt. Ltd.		

Terms and Conditions:

- 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.
- 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.
- 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.
- For details, help, procedure and online training on e-auction, prospective bidders may contact **Ms. Chandan Chaudhary - 7827087634** Mr. Mahesh Bangera - 9004173256, email id: chandan.chaudhary@arcil.co.in and mahesh.bangera@arcil.co.in.
- 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.
- For inspection of the property or more information, the prospective bidders may contact **Ms. Chandan Chaudhary - 7827087634**.
- The properties are to be sold for recovery of the outstanding dues against the Borrower.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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: Mumbai Sd/- Authorized Officer, Asset Reconstruction Company (India) Ltd.
Date: August 22, 2026 Trustee of "Arcil-Trust-2026C-012"