Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028

Website: https://auction.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 various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset 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 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 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 27-Jan-26 respectively	Possession type and date	Date of Inspection	Type of Property	Earnest Money Deposit (EMD)
Borrower: 1.Mr/Mrs. YESUDAS FRANK JOSEPH 2.Mr/Mrs. ROSELIN FRANK JOSEPH	Loan Account Nos. HL01NHL000000202 Cholamandalam Investment and Finance Company Limited	Arcil - Trust - 2026 - 013	Rs. 1486662 (Rupees Fourteen Lakh and Eighty Six Thousand and Six Hundred and Sixty Two Only as on 22-01-2026 + further Interest thereon + Legal Expenses	SYMBOLIC POSSESSION on 31-07-2026	Will be arranged on request	RESIDENTIAL FLAT/ SBUA 663 SQ. FTS	152158 Rupees One Lakh and Fifty Two Thousand and One Hundred and Fifty Eight Only

Description of the Secured Asset being auctioned:

Schedule (Property Plot Area)
The undivided 1.12percent share and interest in All that piece and parcel of land admeasuring 1574.77 Sq.Mtrs. Comprising Plot Nos 2 and 3, bearing Khasra No 102/1/1-Aof Mouza -Bori, P.H.No76, Tahsil Nagpur (Rural) and District Nagpur, within the limits of Grampanchayat Butibori in Tahsil Nagpur Rural and District Nagpur together with R.C.C.Superstructure comprising Apartment No SF-202 having Builtup area of 44.012 Sq.Mtrs , Super Built up area 64.65Sq.Mtrs situate on the Second Floor of the builing know and styled as "HBL TOWERS" constructed on the aforesaid plot of land alongwith General Common Facilities provided in the said Scheme in favour of the Purchaser and the same is duly registered on 27.09.2019 in the office of the sub-register, Nagpur -7 at serical No 8027/2019 in book No.1And whereas, in the sale deed executed on 25.09.2019, on the Tenth page i.e.registration page No11 inadvertently the boundaries of Apartment No.SF-202 are not mentioned and the same needs to be inserted and read as under:-
East:-Apartment No.SF-201
South:- Passage
West:-Apartment No.SF-209
North:-Passage

Pending Litigations known to ARCIL	NIL	Encumbrances/Dues known to ARCIL	NIL
Last Date for submission of Bid	One day before auction date	Bid Increment amount	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil-Trust-2026-013	Payable at par	
RTGS details	Arcil-Trust-2026-013, Trust account No - 57500001796433, HDFC Bank limited, Branch: MUMBAI - KAMALA MILLS, IFSC Code: HDFC0000542		
Name of Contact person & number	Mr/Mrs.MR. AMIT TAMHANE 8149777380 amitanilta@chola1.murugappa.com Mr/Mrs.MR. MILIND FULZELE 9822378655 milindnarayanfu@chola.murugappa.com Mr/MS Wasim Sayed 022- 66581376 collections8@arcil.co.in		

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website https://xpertauction.comin 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 newspaper 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 Rules and the Act.

Place: NAGPUR

Date:09-10-2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.
(Trustee of Arcil-trust-2026-013))