

(27554)

RPAD/ COURIER/EMAIL

NOTICE OF SALE / SALE INTIMATION

1

Date: 31/07/2026

MR. BHOJRAJ

(Applicant)

PATTA NO 2514, KHASRA NO 156, TEJGARH, GRAM
PANCHAYAT KOTADI-SUNDA, TEHSIL AND DISTRICT
BARAN, RAJASTHAN, 325222 AREA ADMEASURING (IN
SQ. FT.): Property Type: Land_Area,
Built_Up_Area, Carpet_Area Property Area: 765.00, 765.00,
650.00

MRS. MITHLESH BAI

(Co_Applicant)

PATTA NO 2514, KHASRA NO 156, TEJGARH, GRAM
PANCHAYAT KOTADI-SUNDA, TEHSIL AND DISTRICT
BARAN, RAJASTHAN, 325222 AREA ADMEASURING (IN
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Built_Up_Area, Carpet_Area Property Area: 765.00, 765.00,
650.00

**NAGAR NURSING CARE (THROUGH ITS
PROPRIETOR/MANAGING DIRECTOR/AUTHORIZED
SIGNATORY)**

(Co_Applicant)

PATTA NO 2514, KHASRA NO 156, TEJGARH, GRAM
PANCHAYAT KOTADI-SUNDA, TEHSIL AND DISTRICT
BARAN, RAJASTHAN, 325222 AREA ADMEASURING (IN
SQ. FT.): Property Type: Land_Area,
Built_Up_Area, Carpet_Area Property Area: 765.00, 765.00,
650.00

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



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: Vardhanapu William Raju Tel(+91 22)6658 1310.Email:complaint@arcil.co.in

Corporate Identification Number:U65999MH20002PLC134884

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WR DEL

Re: In the account of MR. BHOJRAJ and LAN No.: IL10347842

Dear Sir/s/ Madam(s),

We, refer to various facilities, extended to and availed of by **MR. BHOJRAJ** ("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: **"PATTA NO 2514, KHASRA NO 156, TEJGARH, GRAM PANCHAYAT KOTADI-SUNDA, TEHSIL AND DISTRICT BARAN, RAJASTHAN, 325222 AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 765.00, 765.00, 650.00"**.

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 -2026C - 007 ("**Arcil**") vide registered Assignment Agreement dated 30-08-2025.

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: -858000.00/- (Rupees Eight Lakh Fifty Eight Thousand Only)

Earnest Money Deposit (EMD):- 85800.00/- (Rupees Eighty Five Thousand Eight Hundred Only)

Description of Property: PATTA NO 2514, KHASRA NO 156, TEJGARH, GRAM PANCHAYAT KOTADI-SUNDA, TEHSIL AND DISTRICT BARAN, RAJASTHAN, 325222 AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 765.00, 765.00, 650.00

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 -2026C - 007)





Asset Reconstruction Company (India) Ltd. (Arcil)
Acting in its capacity as Trustee of Arcil - Trust -2026C-007 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 -2026C - 007 ("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. BHOJRAJ MRS. MITHLESH BAI NAGAR NURSING CARE (THROUGH ITS PROPRIETOR/MANA GING DIRECTOR/AUTHOR IZED SIGNATORY) (Prospect No- IL10347842)	24/04/2025 Rs. 840196.00 (Rupees Eight Lakh Forty Thousand One Hundred and Ninety Six Only)	All that part and parcel of the property bearing: PATTA NO 2514, KHASRA NO 156, TEJGARH, GRAM PANCHAYAT KOTADI-SUNDA, TEHSIL AND DISTRICT BARAN, RAJASTHAN, 325222 AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpe t_Area Property Area: 765.00, 765.00, 650.00	18/06/2026	Rs.858000.0/ - (Rupees Eight Lakh Fifty Eight Thousand Only)	16/09/2026 11:00 hrs -14:00 hrs
	Bid Increase Amount Rs.5000.00/- (Rupees Five Thousand Only)		Total Outstanding As On Date 08/07/2026 Rs. 930169.02/- (Rupees Nine Lakh Thirty Thousand One Hundred Sixty Nine and Two Paisa Only)	Earnest Money Deposit (EMD) Rs.85800.00/ - (Rupees Eighty Five Thousand Eight Hundred Only)	EMD Last Date 18/09/2026 till 5 pm. Date/ Time of E- Auction 21/09/2026 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 -2026C - 007		Payable at Par
RTGS details	Bank A/C No.: 57500001804540 Bank Name: HDFC Bank Ltd.		



	IFSC: HDFC0000542 Branch Address: MUMBAI - KAMALA MILLS
Name & Contact Number /Mail Id of Service Provider:	Name: Mr. Navneet Singh/ Auction HL Contact No.: +91 99991 05933/ 1800-2672-499 Mail ID: eauctions@XpertAuction.com / care@iiflonehome.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: Baran
Date: 31/07/2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.
Trustee of Arcil - Trust -2026C - 007

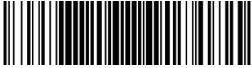


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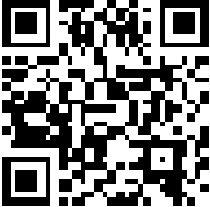


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ED481890481IN - INLAND SPEED POST DOCUMENT

110033 - 325222



RECEIVER:MR. BHOJRAJ
PATTA NO 2514, KHASRA NO 156,
TEJGARH, G BOHAT S.O BARAN
INDIA - 325222

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 01-08-2026 13:10:06 ChargedWeight(gms):
20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA)
AmountPaid: 55.00 (FW) BkgRefId: 6000000001082699581 Inst:
Normal Delivery

In case of any grievance - DIAL-18002666868 : IVR NO : 6968481890481

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325222

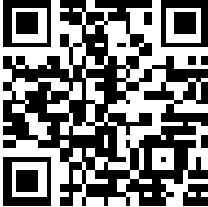


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RECEIVER:MRS. MITHLESH BAI
PATTA NO 2514, KHASRA NO 156,
TEJGARH, G BOHAT S.O BARAN
INDIA - 325222

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

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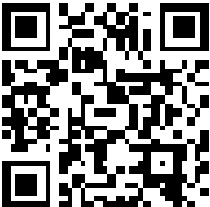


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RECEIVER:NAGAR NURSING CARE
PATTA NO 2514, KHASRA NO 156,
TEJGARH, G BOHAT S.O BARAN
INDIA - 325222

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

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