

(20202)

Registered Post AD/Speed Post AD
NOTICE OF SALE / SALE INTIMATION

Date: 20/08/2026

4

MR. FAQRUDDIN KHAN

PLOT NO.-1/80, THIRD FLOOR D-1 BLOCK, OM VIHAR
PHASE-5, UTTAM NAGAR
WEST DELHI DELHI 110059
8929272214

(Applicant)

8512012214farukh@gmail.com

MR. FAQRUDDIN KHAN

BUILT UP UPPER GROUND FLOOR, TOWARDS FRONT LHS,
L-TYPE, WITHOUT ROOF/TERRACE RIGHTS, BUILT UP
PROPERTY BEARING NO 66, OUT OF KHASRA NO 67/16/2,
SITUATED IN THE REVENUE ESTATE OF VILLAGE HASTSAL,
DELHI STATE DELHI, COLONY KNOWN AS OM VIHAR,
PHASE/PART IV, IN BLOCK D-2, UTTAM NAGAR, NEW
DELHI, 110059 Area Admeasuring (IN SQ. FT.): Property Type:
Super_Built_Up_Area, Carpet_Area Property Area: 450.00, 383.00

(Applicant)

ARYAN FURNITURE

SHOP NO.-WZ-44, OM VIHAR PHASE-1, UTTAM NAGAR NEAR
GOVIND FURNITURE
WEST DELHI DELHI 110059
892927221

(Co_Applicant)

8512012214farukh@gmail.com

MRS. SANJIDA BEGUM

PLOT NO.-1/80, THIRD FLOOR D-1 BLOCK, OM VIHAR
PHASE-5, UTTAM NAGAR
WEST DELHI DELHI 110059

(Co_Applicant)

8512012214farukh@gmail.com

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MRS. SANJIDA BEGUM

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L-TYPE, WITHOUT ROOF/TERRACE RIGHTS, BUILT UP
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PHASE/PART IV, IN BLOCK D-2, UTTAM NAGAR, NEW DELHI,
110059 Area Admeasuring (IN SQ. FT.): Property Type: Super_Built
_Up_Area, Carpet_Area Property Area: 450.00, 383.00

(Co_Applicant)



Asset Reconstruction Company (India) Limited

The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (W), Mumbai - 400 028. (India) Tel.: +91-22-66581300, Fax: +91-22-66581313 / 14. Website www.arcil.co.in
Grievance Redressal Officer: Yashwanth William Raju Tel: (+91 22) 6658 1310. Email: complaint@arcil.co.in
Corporate Identification Number: U65999MH2002PLC134884

MUM WR

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DELHI STATE DELHI, COLONY KNOWN AS OM VIHAR,
PHASE/PART IV, IN BLOCK D-2, UTTAM NAGAR, NEW
DELHI, 110059 Area Admeasuring (IN SQ. FT.): Property Type:
Super_Built_Up_Area, Carpet_Area Property Area: 450.00, 383.00

SUB: : Notice under Rule 9(1) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("Rules")
Re: In the account of MR. FAQRUDDIN KHAN and LAN No.: IL10103683

Dear Sir/s/ Madam(s),

We, refer to various facilities, extended to and availed of by **MR. FAQRUDDIN KHAN** ("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: **"BUILT UP UPPER GROUND FLOOR, TOWARDS FRONT LHS, L-TYPE, WITHOUT ROOF/TERRACE RIGHTS, BUILT UP PROPERTY BEARING NO 66, OUT OF KHASRA NO 67/16/2, SITUATED IN THE REVENUE ESTATE OF VILLAGE HASTSAL, DELHI STATE DELHI, COLONY KNOWN AS OM VIHAR, PHASE/PART IV, IN BLOCK D-2, UTTAM NAGAR, NEW DELHI, 110059 Area Admeasuring (IN SQ. FT.): Property Type: Super_Built_Up_Area, Carpet_Area Property Area: 450.00, 383.00"**.

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 -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 15 (Fifteen) 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. 1870000.0/- (Rupees Eighteen Lakh Seventy Thousand Only)

Earnest Money Deposit (EMD):- 187000.00/- (Rupees One Lakh Eighty Seven Thousand Only)

Description of Property: BUILT UP UPPER GROUND FLOOR, TOWARDS FRONT LHS, L-TYPE, WITHOUT ROOF/TERRACE RIGHTS, BUILT UP PROPERTY BEARING NO 66, OUT OF KHASRA NO 67/16/2, SITUATED IN THE REVENUE ESTATE OF VILLAGE HASTSAL, DELHI STATE DELHI, COLONY KNOWN AS OM VIHAR, PHASE/PART IV, IN BLOCK D-2,



UTTAM NAGAR , NEW DELHI , 110059 Area Admeasuring (IN SQ. FT.): Property Type:
Super_Built_Up_Area, Carpet_Area Property Area: 450.00, 383.00

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 9(1) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 providing you the Addressees a notice of 15 (Fifteen) 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. FAQRUDDIN KHAN ARYAN FURNITURE MRS. SANJIDA BEGUM (Prospect No- IL10103683)	09/10/2024 Rs. 2156098.00 (Rupees Twenty One Lakh Fifty Six Thousand and Ninety Eight Only)	All that part and parcel of the property bearing: BUILT UP UPPER GROUND FLOOR , TOWARDS FRONT LHS , L-TYPE , WITHOUT ROOF/TERRACE RIGHTS , BUILT UP PROPERTY BEARING NO 66 , OUT OF KHASRA NO 67/16/2 , SITUATED IN THE REVENUE ESTATE OF VILLAGE HASTSAL, DELHI STATE DELHI , COLONY KNOWN AS OM VIHAR , PHASE/PART IV , IN BLOCK D-2 , UTTAM NAGAR , NEW DELHI , 110059 Area Admeasuring (IN SQ. FT.): Property Type:	22/05/2026	Rs.187000 0.0/- (Rupees Eighteen Lakh Seventy Thousand Only)	21/09/2026 11:00 hrs -14:00 hrs
	Bid Increase Amount Rs.5000.00/- (Rupees Five Thousand Only)		Total Outstandin g As On Date 20/08/2026 Rs. 2353974.5 8/- (Rupees Twenty Three Lakh Fifty Three Thousand Nine Hundred Seventy Four and Fifty Eight Paise Only)	Earnest Money Deposit (EMD) Rs.187000 .00/- (Rupees One Lakh Eighty Seven Thousand Only)	EMD Last Date 23/09/2026 till 5 pm. Date/ Time of E- Auction 25/09/2026 at 11:00 hrs.-13:00 hrs



		Super Built Up Area, Carpet Area Property Area: 450.00, 383.00			
Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil		
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 9(1) read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: West Delhi
Date: 20/08/2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.



Trustee of Arcil - Trust -2026 - 015

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Mohan Garden IDC
110059

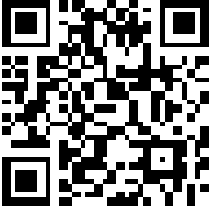


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ED400883899IN - INLAND SPEED POST DOCUMENT

110033 - 110059



RECEIVER:MR. FAQRUDDIN KHAN
PLOT NO.-1/80, THIRD FLOOR D-1 BLOCK,
OM D. K. MOHAN GARDEN S.O WEST
DELHI
INDIA - 110059

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 21-08-2026 14:40:18 ChargedWeight(gms):
20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA)
AmountPaid: 23.00 (FW) BkgRefId: 6000000021082668476 Inst:
Normal Delivery

In case of any grievance - DIAL-18002666868 : IVR NO : 6968400883899

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Mohan Garden IDC
110059

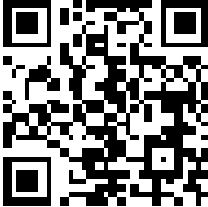


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ED400883908IN - INLAND SPEED POST DOCUMENT

110033 - 110059



RECEIVER:MR. FAQRUDDIN KHAN
BUILT UP UPPER GROUND FLOOR ,
TOWARDS FR D. K. MOHAN GARDEN S.O
WEST DELHI
INDIA - 110059

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 21-08-2026 14:40:18 ChargedWeight(gms):
20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA)
AmountPaid: 23.00 (FW) BkgRefId: 6000000021082668476 Inst:
Normal Delivery

In case of any grievance - DIAL-18002666868 : IVR NO : 6968400883908

A

Mohan Garden IDC
110059

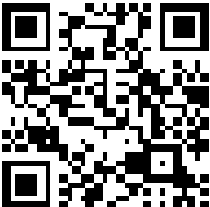


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ED400883911IN - INLAND SPEED POST DOCUMENT

110033 - 110059



RECEIVER:ARYAN FURNITURE
SHOP NO.-WZ-44, OM VIHAR PHASE-1,
UTTAM D. K. MOHAN GARDEN S.O WEST
DELHI
INDIA - 110059

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 21-08-2026 14:40:18 ChargedWeight(gms):
20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA)
AmountPaid: 23.00 (FW) BkgRefId: 6000000021082668476 Inst:
Normal Delivery

In case of any grievance - DIAL-18002666868 : IVR NO : 6968400883911

A

Mohan Garden IDC
110059

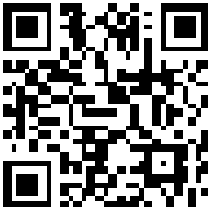


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110033 - 110059

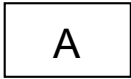


RECEIVER:MRS. SANJIDA BEGUM
PLOT NO.-1/80, THIRD FLOOR D-1 BLOCK,
OM D. K. MOHAN GARDEN S.O WEST
DELHI
INDIA - 110059

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

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AmountPaid: 23.00 (FW) BkgRefId: 6000000021082668476 Inst:
Normal Delivery

In case of any grievance - DIAL-18002666868 : IVR NO : 6968400883925

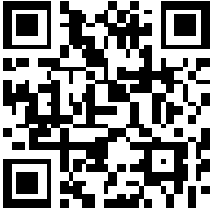


Mohan Garden IDC
110059



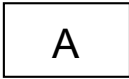
ED400883939IN - INLAND SPEED POST DOCUMENT

110033 - 110059



RECEIVER:ARYAN FURNITURE
BUILT UP UPPER GROUND FLOOR ,
TOWARDS FR D. K. MOHAN GARDEN S.O
WEST DELHI
INDIA - 110059
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 21-08-2026 14:40:18 ChargedWeight(gms):
20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA)
AmountPaid: 23.00 (FW) BkgRefId: 6000000021082668476 Inst:
Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968400883939

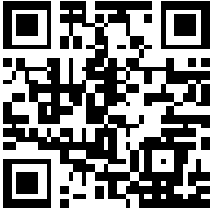


Mohan Garden IDC
110059



ED400883942IN - INLAND SPEED POST DOCUMENT

110033 - 110059



RECEIVER:MRS. SANJIDA BEGUM
BUILT UP UPPER GROUND FLOOR ,
TOWARDS FR D. K. MOHAN GARDEN S.O
WEST DELHI
INDIA - 110059
SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

NSMandi SO (110033) 21-08-2026 14:40:18 ChargedWeight(gms):
20 Phy.Wt(gms): 20 Vol.Wt(gms): NA(L: NA B: NA H: NA)
AmountPaid: 23.00 (FW) BkgRefId: 6000000021082668476 Inst:
Normal Delivery
In case of any grievance - DIAL-18002666868 : IVR NO : 6968400883942