

(28945)

RPAD/ COURIER/EMAIL
NOTICE OF SALE / SALE INTIMATION

3

Date: 31/07/2026

MR. HEMRAJ KUSHWAHA

(Applicant)

Khasra No. 38/12, Mouza Rasuliya (Abhishek nagar), P.H.N.17, Old Ward No. 25, New Ward-22, Narmadapura, tehsil and district Narmadapuram formally known as Hoshangabad, Madhya Pradesh-461001 AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 264.50, 526.20, 420.00

MRS. ANURADHA BAI

(Co_Applicant)

Khasra No. 38/12, Mouza Rasuliya (Abhishek nagar), P.H.N.17, Old Ward No. 25, New Ward-22, Narmadapura, tehsil and district Narmadapuram formally known as Hoshangabad, Madhya Pradesh-461001 AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 264.50, 526.20, 420.00

LOKESH SABJI BHANDAR (THROUGH ITS PROPRIETOR/MANAGING DIRECTOR/AUTHORIZED SIGNATORY)

(Co_Applicant)

Khasra No. 38/12, Mouza Rasuliya (Abhishek nagar), P.H.N.17, Old Ward No. 25, New Ward-22, Narmadapura, tehsil and district Narmadapuram formally known as Hoshangabad, Madhya Pradesh-461001 AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 264.50, 526.20, 420.00

SUB: Notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules")
Re: In the account of MR. HEMRAJ KUSHWAHA and LAN No.: IL10479990

Dear Sir/s/ Madam(s),

We, refer to various facilities, extended to and availed of by **MR. HEMRAJ KUSHWAHA** ("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:
" Khasra No. 38/12, Mouza Rasuliya (Abhishek nagar), P.H.N.17, Old Ward No. 25, New Ward-22,



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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Narmadapura, tehsil and district Narmadapuram formally known as Hoshangabad, Madhya Pradesh-461001
AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property
Area: 264.50, 526.20, 420.00".

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 - 010 ("Arcil") vide registered Assignment Agreement dated 29-09-2025.

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: -Rs. 539000.0/- (Rupees Five Lakh Thirty Nine Thousand Only)

Earnest Money Deposit (EMD):- 53900.00/- (Rupees Fifty Three Thousand Nine Hundred Only)

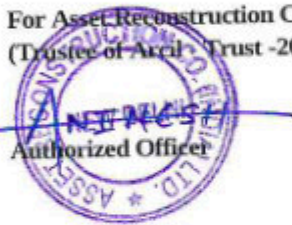
Description of Property: Khasra No. 38/12, Mouza Rasuliya (Abhishek nagar), P.H.N.17, Old Ward No. 25, New Ward-22, Narmadapura, tehsil and district Narmadapuram formally known as Hoshangabad, Madhya Pradesh-461001 AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 264.50, 526.20, 420.00

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 -2026 - 010)





Asset Reconstruction Company (India) Ltd. (Arcil)
Acting in its capacity as Trustee of Arcil - Trust -2026 - 010 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- 010 ("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. HEMRAJ KUSHWAHA MRS. ANURADHA BAI LOKESH SABJI BHANDAR (THROUGH ITS PROPRIETOR/MAN AGING DIRECTOR/AUTHO RIZED SIGNATORY) (Prospect No- IL10479990)	16/05/2025 Rs. 693457.00 (Rupees Six Lakh Ninety Three Thousand Four Hundred and Fifty Seven Only)	All that part and parcel of the property bearing: Khasra No. 38/12, Mouza Rasuliya (Abhishek nagar), P.H.N.17, Old Ward No. 25, New Ward-22, Narmadapura, tehsil and district Narmadapuram formaly known as Hoshangabad, Madhya Pradesh-461001 AREA ADMEASURING (IN SQ. FT.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 264.50, 526.20, 420.00	01/07/2026	Rs.539000 .0/- (Rupees Five Lakh Thirty Nine Thousand Only)	16/09/2026 11:00 hrs -14:00 hrs
	Bid Increase Amount Rs.5000.00/- (Rupees Five Thousand Only)		Total Outstandin g As On Date 08/07/2026 Rs. 789876.13/ - (Rupees Seven Lakh Eighty Nine Thousand Eight Hundred Seventy Six and Thirteen Paise Only)	Earnest Money Deposit (EMD) Rs.53900. 00/- (Rupees Fifty Three Thousand Nine 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 -2026 - 010		Payable at Par		
RTGS details	Bank A/C No.: 57500001784579 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: Narmadapuram
Date: 31/07/2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.
Trustee of Arcil - Trust -2026 - 010



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NARMADAPURAM H.O
461001

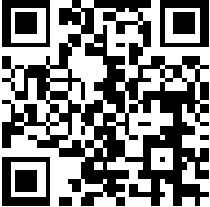


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110033 - 461001



RECEIVER:MR. HEMRAJ KUSHWAHA
KHASRA NO. 38/12, MOUZA RASULIYA
(ABHISH HOSHANGABAD H.O
HOSHANGABAD
INDIA - 461001

SENDER:ARCIL
PRIYADARSHINI VIHAR DELHI DELHI
INDIA - 110009

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NARMADAPURAM H.O
461001

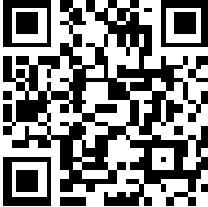


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110033 - 461001



RECEIVER:MRS. ANURADHA BAI
KHASRA NO. 38/12, MOUZA RASULIYA
(ABHISH HOSHANGABAD H.O
HOSHANGABAD
INDIA - 461001

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 : 6968481890566

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 : 6968481890570

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NARMADAPURAM H.O
461001

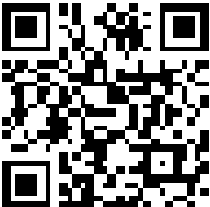


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110033 - 461001



RECEIVER:LOKESH SABJI BHANDAR
KHASRA NO. 38/12, MOUZA RASULIYA
(ABHISH HOSHANGABAD H.O
HOSHANGABAD
INDIA - 461001

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 : 6968481890583

