



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, 10<sup>th</sup> floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028  
Website: [www.arcil.co.in](http://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. KANUBHAI BARIA<br><br>MRS. BARIA KOKILABEN<br><br>(Prospect No- IL10400407) | 13/01/2025<br>Rs. 828511.00<br>(Rupees Eight Lakh Twenty Eight Thousand Five Hundred and Eleven Only) | All that part and parcel of the property bearing:<br>Plot No. 47, SURVEY NO. 16, GOKULDHAM RESIDENCY, ARAD ROAD, NEAR VILLAGE RADHANPUR, TIMBI ROAD, HALOL, PANCHMAHAL, 389350 AREA ADMEASURING (IN SQ. FT.):<br>Property Type: Land Area, Super_Built Up Area<br>Area: 430.00, 467.00 | 27/07/2025                                                                                                                                                         | Rs.588000.00/-<br>(Rupees Five Lakh Eighty Eight Thousand Only)                                         | 31/07/2026<br>11:00 hrs - 14:00 hrs                                                                                        |
|                                                                                 | Bid Increase Amount<br>Rs.5000.00/-<br>(Rupees Five Thousand Only)                                    |                                                                                                                                                                                                                                                                                        | <b>Total Outstanding As On Date</b><br>13/05/2026<br><br>Rs. 934980.43/-<br>(Rupees Nine Lakh Thirty Four Thousand Nine Hundred Eighty and Forty Three Paise Only) | <b>Earnest Money Deposit (EMD)</b><br>Rs.58800.00/-<br>(Rupees Fifty Eight Thousand Eight Hundred Only) | <b>EMD Last Date</b><br>03/08/2026 till 5 pm.<br><br><b>Date/ Time of E-Auction</b><br>05/08/2026 at 11:00 hrs.- 13:00 hrs |
| Pending Litigations                                                             | NILL                                                                                                  | Encumbrances/Dues known to ARCIL                                                                                                                                                                                                                                                       | NILL                                                                                                                                                               |                                                                                                         |                                                                                                                            |



|                                                     |                                                                                                                         |                |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------|
| known to ARCIL                                      |                                                                                                                         |                |
| Demand Draft to be made in name of:                 | Arcil - Trust -2026C - 007                                                                                              | Payable at Par |
| RTGS details                                        | Bank A/C No.: 57500001804540<br>Bank Name: HDFC Bank Ltd.<br>IFSC: HDFC0000542<br>Branch Address: MUMBAI - KAMALA MILLS |                |
| Name & Contact Number /Mail Id of Service Provider: | Name: Mr. Navneet Singh<br>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: Panchmahal  
Date: 02/07/2026

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

