

(24376)

RPAD/ COURIER/EMAIL
NOTICE OF SALE / SALE INTIMATION

6

Date: 31/07/2026

MR. RAHUL ASARAM PAWAR

(Applicant)

TATA TELESERVICES LIMITED D 26 TTC INDUSTRIAL AREA
MIDC SANPADA P O TURBHE
MUMBAI MAHARASHTRA 400703
8999143523

rahulpawar00188@gmail.com

MR. RAHUL ASARAM PAWAR

(Applicant)

GANGARAM PATIL CHL NO 1 R NO 9 BALAJI NAGAR ATALI
AMBIVIALI W
THANE MAHARASHTRA 421102

MR. RAHUL ASARAM PAWAR

(Applicant)

Flat no 408, Floor No. 4, WING A, SHREE SADGURU RESIDENCY
2., Building No.1, Wing A, S No 57, H.N 6 to 8, Near Sai mandir,
Village Bandhivali, Tal Karjat City Shelu, Dist Raigad 410101 AREA
ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area,
Carpet_Area Property Area: 471.00, 325.00

MRS. DURGA RAHUL PAWAR

(Co_Applicant)

GANGARAM PATIL CHL NO 1 R NO 9 BALAJI NAGAR ATALI
AMBIVIALI W
THANE MAHARASHTRA 421102
9372793966

rahulpawar00188@gmail.com

MRS. DURGA RAHUL PAWAR

(Co_Applicant)

Flat no 408, Floor No. 4, WING A, SHREE SADGURU RESIDENCY
2., Building No.1, Wing A, S No 57, H.N 6 to 8, Near Sai mandir,
Village Bandhivali, Tal Karjat City Shelu, Dist Raigad 410101 AREA
ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area,
Carpet_Area Property Area: 471.00, 325.00

SUB: Notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules")
Re: In the account of MR. RAHUL ASARAM PAWAR and LAN No.: IL10704837

Dear Sir/s/ Madam(s),



91744

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

Corporate Identification Number:U65999MH20002PLC134884

WR DEL

We, refer to various facilities, extended to and availed of by **MR. RAHUL ASARAM PAWAR** ("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: "**Flat no 408, Floor No. 4, WING A, SHREE SADGURU RESIDENCY 2., Building No.1, Wing A, S No 57, HLN 6 to 8, Near Sai mandir, Village Bandhivali, Tal Karjat City Shelu, Dist Raigad 410101 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 471.00, 325.00**".

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 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. 1602000.0 /- (Rupees Sixteen Lakh Two Thousand Only)

Earnest Money Deposit (EMD):- 160200.00/- (Rupees One Lakh Sixty Thousand Two Hundred Only)

Description of Property: Flat no 408, Floor No. 4, WING A, SHREE SADGURU RESIDENCY 2., Building No.1, Wing A, S No 57, HLN 6 to 8, Near Sai mandir, Village Bandhivali, Tal Karjat City Shelu, Dist Raigad 410101 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 471.00, 325.00

Encumbrance:- NULL

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 - 015)**

Authorized Officer





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. RAHUL ASARAM PAWAR MRS. DURGA RAHUL PAWAR (Prospect No- IL10704837)	26/03/2025 Rs. 1454482.00 (Rupees Fourteen Lakh Fifty Four Thousand Four Hundred and Eighty Two Only)	All that part and parcel of the property bearing: Flat no 408, Floor No. 4, WING A, SHREE SADGURU RESIDENCY 2., Building No.1, Wing A, S No 57, H.N 6 to 8, Near Sai mandir, Village Bandhivali, Tal Karjat City Shelu, Dist Raigad 410101 AREA ADMEASURING (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 471.00, 325.00	29/05/2026	Rs.1602000 .0/- (Rupees Sixteen Lakh Two 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	Earnest Money Deposit (EMD)	EMD Last Date
			Rs. 1550539.86/ - (Rupees Fifteen Lakh Fifty Thousand Five Hundred Thirty Nine and Eighty Six Paise Only)	Rs.160200. 00/- (Rupees One Lakh Sixty Thousand Two Hundred Only)	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 - 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/ Auction HL Contact No.: +91 99991 05933/ 1800-2672-499 Mail ID: eauctions@XpertAuction.com / care@jiflonehome.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: Raigad
Date: 31/07/2026

Sd/-
Authorized Officer
Asset Reconstruction Company (India) Ltd.
Trustee of Arcil - Trust -2026 - 015



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Vashi S.O Thane
400703

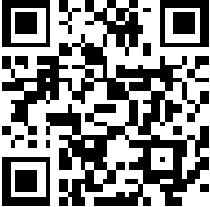


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ED481890654IN - INLAND SPEED POST DOCUMENT

110033 - 400703



RECEIVER:MR. RAHUL ASARAM PAWAR
TATA TELESERVICES LIMITED D 26 TTC
INDUS VASHI S.O (THANE) THANE
INDIA - 400703

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 : 6968481890654

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Mohone S.O
421102

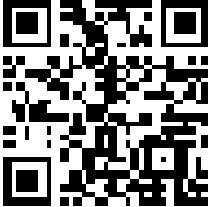


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ED481890668IN - INLAND SPEED POST DOCUMENT

110033 - 421102



RECEIVER:MR. RAHUL ASARAM PAWAR
GANGARAM PATIL CHL NO 1 R NO 9
BALAJI NA MOHONE S.O THANE
INDIA - 421102

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 : 6968481890668

A

Neral S.O
410101

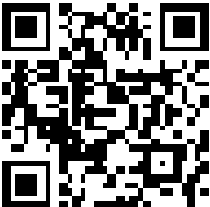


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ED481890671IN - INLAND SPEED POST DOCUMENT

110033 - 410101



RECEIVER:MR. RAHUL ASARAM PAWAR
FLAT NO 408, FLOOR NO. 4, WING A, SHREE
NERAL S.O RAIGARH(MH)
INDIA - 410101

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 : 6968481890671

A

Mohone S.O
421102

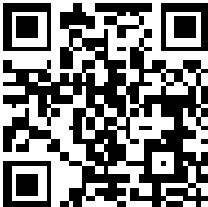


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ED481890685IN - INLAND SPEED POST DOCUMENT

110033 - 421102



RECEIVER:MRS. DURGA RAHUL PAWAR
GANGARAM PATIL CHL NO 1 R NO 9
BALAJI NA MOHONE S.O THANE
INDIA - 421102

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 : 6968481890685

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Neral S.O
410101

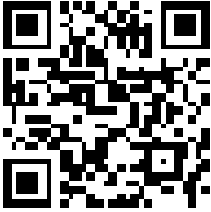


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ED481890699IN - INLAND SPEED POST DOCUMENT

110033 - 410101



RECEIVER:MRS. DURGA RAHUL PAWAR
FLAT NO 408, FLOOR NO. 4, WING A, SHREE
NERAL S.O RAIGARH(MH)
INDIA - 410101
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 : 6968481890699