Arcil

Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028

Website: https://XpertAuction.com; 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 various Arcil Trusts (“ARCIL”) (pursuant to the assignment of financial asset 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 (“Act”) read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 (“Rules”).

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 19/Jul/2023	Possession type and date / Date of Inspection / Type of Property and Area	Earnest Money Deposit (EMD) / Reserve Price / Date & Time of E-Auction
Borrower: Sunil Kumar M Co-Borrower: Savitha R D, Rathnamma T	LP0000000091275 Vastu Housing Finance Corporation Limited (VHFC)	Arcil-Trust-2025-018	Rs.1039554/- as on 13/Jul/2023 + further Interest thereon + Legal Expenses.	Physical on 25/Nov/2023	Rs. 234000/- (Rupees Two Lakh Thirty Four Thousand only)
				Will be arranged on request	Rs.2340000/- (Rupees Twenty Three Lakh Fourty Thousand only)
				totally measuring 800 Sq feet	28-09-2026 at 11:00 AM

DescriptionoftheSecuredAssetbeingauctioned: Allthepieceandparcel of immovable property bearing Assessment No.161/3, Situated at Herohalli Village, Yashwanthpura Hobli, Bangalore North Taluk, Presently comes under the limits of BBMP Ward No.72, measuring East to West 20 feet and North to South 40 feet, in all totally measuring 800 Sq feet, Boundaries as follows: North – Chikkavenkatappa Land, South – 5 FT Passage and Shivakumar's Share 40X20. East – Venkatamuniyappa Land West – Sakalappa Land,

Pending Litigations known to ARCIL	Nil	**Encumbrances/Dues known to ARCIL**	Nil
LastDateforsubmissionofBid	Same day 2 hours before Auction	**BidIncrementamount:**	As mentioned in the BID document
Demand Draft to be made in nameof:	**Arcil-Trust-2025-018**	**PayableatPar**	
RTGSdetails	**Arcil-Trust-2025-018, Trust Account No: 57500001745590, HDFC Bank Limited, Branch: Kamla Mill ExtnCtr, Mumbai,IFSCCode:HDFC0000542**		
Name of Contact person & number	**ArpitChoudharyarpit.choudhary@vastuhfc.com;7357375589, SantoshTiwari-9920490126,ShekharSharma-8655796116, NavneetSingh-9999105933**		

TermsandConditions:

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 newspaper 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 Rules and the Act.

Place: Bangalore
Date: 20.08.2026

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