



Asset Reconstruction Company (India) Ltd. (ARCIL)

Acting in its capacity as Trustee of various ARCIL Trusts

Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.

Branch Address: 416/B, D.M.Tower, Near Janjeerwala Square, New Palasia, Indore - 452001. MADHYA PRADESH.

Website: <https://auction.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 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").

Sr. No.	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated	Possession type and date	Date & of Inspection	Type of Property and Area/ Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Mr. Liyakat Ahmed Khan Mr. Akeel Ahmed Khan Arshee Shakhu	LAN No : 20008030005469 Selling Bank : Bandhan Bank Ltd	Arcil- 2024C-004-trust	Rs. 19,86,342/- + as on 17-02-2022 further Interest thereon + Legal Expenses Demand Notice 17-02-2022	Physical Possession / 23-05-2023	14-July-2025	Flat Area: BUA- 1272 sqft	Registered	Rs. 1,40,000/-	Rs. 14,00,000/-	21.07.2025/ 12:00 PM

Description of the Secured Asset being auctioned: Tulsiyana Chandan Homes-Flat No. 601, Floor 6, Tirumala Homes BLK 3A , Bhanwarasala , Tehsil Sanwer - 452001, Madhya Pradesh. Bua- 1272 Sqft.

Pending Litigations known to ARCIL		Not Known	Encumbrances/Dues known to ARCIL				Not Known			
Mr. Akhilesh Gupta/ Mr. Sachin Gupta	LAN No : 20008150002694	Arcil- 2024C- 004-trust	Rs. 19,86,342/- + as on 17-02-2022	Physical Possession / 12-12-2024	14-July- 2025	Land Area: 1050 Sq. Ft. / BUA- 1000 Sq. Ft. / Free Hold	Registered	Rs. 2,19,000/-	Rs. 21,90,000/-	21.07.2025/ 12:30 PM
	Selling Bank : Bandhan Bank Ltd		further Interest thereon + Legal Expenses Demand Notice 17-02-2022							

Description of the Secured Asset being auctioned: Ward No. 08-09 A, Ekta Nagar, Near Anjad Naka Barwani - 451551, Madhya Pradesh. Land Area: 1050 Sq. Ft. / Bua: 1000Sq. Ft.

Pending Litigations known to ARCIL			SA-708/23		Encumbrances/Dues known to ARCIL				Not Known		
Mrs. Suman Bai Waghmare	LAN No : 20008030005803	Arcil-2024C-004-trust	Rs. 9,86,342/- + as on 02-02-2022 further Interest thereon + Legal Expenses Demand Notice 02-02-2022	Physical Possession / 16-May-2023	14-July-2025	Flat Area: BUA- 550 sqft	Registered	Rs. 85,000/-	Rs. 8,50,000/-	21.07.2025/ 2:00 PM	
Mr. Deepak Waghmare	Selling Bank : Bandhan Bank Ltd.										

Description of the Secured Asset being auctioned: Nandanvan - 104, Shri Krishna Avenue Phase 3, Limbodi, Indore - 452001, Madhya Pradesh. Bua: 550 Sq. Ft.

Pending Litigations known to ARCIL		Not Known		Encumbrances/Dues known to ARCIL			Not Known			
Mr. Deepak Kumar Atoode	LAN No : 20008030006403,	Arcil - 2024C	Rs. 10,58,040.63/- as on 16-10-2021 + further	Physical Possession	14-July-2025	Flat Area: BUA- 615 sqft	Registered	Rs. 95,000/-	Rs. 9,50,000/-	21.07.2025/ 2:30 PM
Mrs. Jagruti Bai Atoode	20008030006715	- 004 - Trust	Interest thereon + Legal Expenses	/ 20-06-2023						
	Selling Bank : Bandhan Bank Ltd		Demand Notice 16-10-2021							

Description of the Secured Asset being auctioned: Flat No. 202, Shree Vinayak, Gokul Nagar, Village-Bhicholi Hapsi - 452001, Madhya Pradesh. Bua: 615 Sq. Ft.

Pending Litigations known to ARCIL		Not Known	Encumbrances/Dues known to ARCIL				Not Known			
Mr. Arvind Sharma/ Mrs. Rashmi Sharma	LAN No : 20008010005631, 20008010005665 Selling Bank : Bandhan Bank Ltd	Arcil - 2024C - 004 - Trust	Rs. 13,48,666.67/- as on 28-09-2022 + further Interest thereon + Legal Expenses Demand Notice 28-09-2022	Physical Possession / 14-12-2024	17-July- 2025	Land Area: 600 Sq. Ft. / BUA: 600 Sq. Ft. Freehold	Registered	Rs. 1,23,000/-	Rs. 12,30,000/-	22.07.2025/ 12:00 PM

Description of the Secured Asset being auctioned: Tirupati Paradise - 193, Agar Road, Vill Surasa - 456001, Madhya Pradesh, Ghatiya, MP. Land Area: 600 Sq. Ft. / Bua: 600 Sq. Ft.

Pending Litigations known to ARCIL		Not Known		Encumbrances/Dues known to ARCIL				Not Known			
Mr. Harish Nazkani	LAN No : 20008010005919	Arcil - 2024C	Rs. 15,70,911/- as on 30-12-2020 + further	Physical Possession	17-July- 2025	Land Area: 720 Sq. Ft.	Registered	Rs.	Rs.	22.07.2025/	
Mrs. Namrata Nazkani	Selling Bank : Bandhan Bank Ltd	- 004 - Trust	Interest thereon + Legal Expenses Demand Notice 30-12-2020	/ 14-12-2024		/ BUA: 540 Sq. Ft. Freehold		1,56,200/-	15,62,000/-	12:30 PM	

Description of the Secured Asset being auctioned: Tirupati Paradise - 61, PHN 39, Behind Shivansh Paradise, Agar Road Ujain - 456010, Madhya Pradesh. Land Area: 720 Sq. Ft. / Bua: 540 Sq. Ft.

Pending Litigations known to ARCIL			Not Known	Encumbrances/Dues known to ARCIL				Not Known			
Mr. Sanjiv Kumar Burra	LAN No : 20008140001297	Arcil - 2024C	Rs. 12,91,717.44/- as on 21-11-2022 + further	Physical Possession	14-July-25	Flat Area: BUA- 862 sqft	Registered	Rs. 88,000/-	Rs. 8,80,000/-	23.07.2025/ 12:30 PM	
Mrs. Anju Burra	Selling Bank : Bandhan Bank Ltd	- 004 - Trust	Interest thereon + Legal Expenses Demand Notice 21-11-2022	/ 10-09-2024							

Description of the Secured Asset being auctioned: LIG B-116 GRD, Housing Board Building, Khajrani, Indore - 452001, Madhya Pradesh. Bua: 862 Sq. Ft.

Pending Litigations known to ARCIL			Not Known	Encumbrances/Dues known to ARCIL				Not Known			
Mr. Hemant Kabir Mr. Sitaram Kabir Mrs. Bhagwati Bai Kabir		LAN No : 20008140002599 Selling Bank : Bandhan Bank Ltd	Arcil - 2024C - 004 - Trust	Rs. 7,06,703.47/- as on 12-10-2022 + further Interest thereon + Legal Expenses Demand Notice 12-10-2022	Physical Possession / 04-09-2023	14-July-25	Flat Area: BUA- 340 sqft	Registered	Rs. 68,100/-	Rs. 6,81,000/-	23.07.2025/ 02:00 PM

Description of the Secured Asset being auctioned: Shreni B-216 F, Floor 1, Rajiv Awas Vihar, Scheme No. 114, Pratham - 452001, Madhya Pradesh, Indore. Bua: 340 Sq. Ft.

Pending Litigations known to ARCIL		Not Known		Encumbrances/Dues known to ARCIL		Not Known	
Last Date for submission of Bid		Same day 2 hours before Auction		Bid Increment amount:		As mentioned in the BID document	
Demand Draft to be made in name of:		Arcil-2024C-004-trust		Payable at :		Indore/ Par	
RTGS details		Account No.: 57500001409112, Bank Name : HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013					
Name of Contact Person & Number:		Shailesh Gaikwad - 9867929121 (shailesh.gaikwad@arcil.co.in), Piyush Gupta - 96876 57072 (piyush.gupta@arcil.co.in) Vikas Sharma - 9098599899 (vikas.sharma@arcil.co.in).					

Terms and Conditions:

- The Auction Sale is being conducted through e-auction through the website <https://auction.arcil.co.in> and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
- The Authorised Officer ("AO")/ ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- 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.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, mortgage fee in case of unregistered mortgage, 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.
- 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.
- 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.
- 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.
- 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: Indore

Date: 19.06.2025

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