

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) / Mortgage (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 wide 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 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 :18/11/2019	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD) & Last Date for submission of Bid	Reserve Price	Date & Time of E-Auction
Mr. Roshan Kumar Ahirwar ("Borrower") Mrs. Anita, Mr. Deepak and Mr. Sanjay Ahirwar (Co-Borrower)	SEJBLP R00167 94	Arcil-Retail Loan Portfolio-092-A-Trust ("Arcil")	Rs.2,67,770/- (Rupees Two Lakh Sixty Seven Thousand Seven Hundred and Seventy seven only) as on 14-11-2019 + further Interest calculated thereon from 15-11-2019 Legal Expenses	Physical Possession on 24-Jan 2024	Will be arranged on request	1417.15 Sq. Ft (Built up) Free hold	EMD -Rs. 15,600/- (Rupees Fifteen Thousand & Six Hundred Only) Same day 2 hours before Auction 16-06-2025 On or before 10:00 AM, Bid Increment : As mentioned in the BID document.	Rs.1,56,000/- (Rupees One Lakh Fifty-Six Thousand only)	On 16.06.2025 12:00 Noon.

Description of the Secured Asset being auctioned : Property owned by: Mr. Roshan Kumar Ahirwar. All that piece and Parcel of land and building, comprised in part of Khasra no-85/1, with extent of 1417.15 Sq. Ft., Situated at Mauza Gram Bamhori Regunwa, Halka No.49, the and Distt- Sagar, M.P bounded as : North by: Land belongs to seller, South by : House belongs to komal, East by: wide 4.5 feet road and house belongs to Nathuram, West by : House belongs to Suneeta Ahirwar. Situated at within the Sub-Registration District of Sub register office and Registration District of Sagar, M.P. Together with all buildings and structure attached to the earth or permanently fastened to anything attached to earth, both present and future and all easametary / mamool rights annexed thereto. further details of which are as under

Pending Litigations known to ARCIL	NIL
Encumbrances/Dues known to ARCIL	NIL
Last Date for submission of Bid	Same day 2 hours before Auction
Bid Increment amount:	As mentioned in the BID document
Demand Draft	Arcil-Retail Loan Portfolio-092-A-Trust("Arcil") Payable at : Indore
RTGS details	"Arcil-Retail Loan Portfolio-092-A-Trust", Trust Account: HDFC BANK Bank Limited, Branch: MUMBAI - KAMALA MILLS, Mumbai, IFSC Code: _HDFC000054Z, Current Account No. 57500001362761.
Name of Contact person & number	Shailesh Pagare – 8652234585. Monica Rudra-9819802284

Terms and Conditions: 1.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. 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/ Mortgagees, 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.

Date - 22.05.2025, Place - Sagar

Sd/-, Authorized officer, Asset Reconstruction Company (India) Limited



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, **Branch :** 416/B, D. M. Tower, Nr. Janjeerwala Square, New Palasia, Indore - 452001.

Website: <https://auction.arcil.co.in>, CIN-U65999MH2002PLC134884