

**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 / 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	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction					
Borrower: Mr. Chandrakant Bhagat [Borrower] / M/S Nagpur Steel [Co-Borrower] / Mrs. Usha Bhagat [Co-Borrower] / Mr. Mitesh Munnalal Kashyap [Guarantor]	SHLNAG R0000154 SHIRAM HOUSING FINANCE LIMITED (SHFL)	ARCIL RETAIL LOAN PORTFOLIO-045-B-TRUST	Rs. 21,18,926/- (Rupees: Twenty One Lakh Eighteen Thousand Nine Hundred and Twenty Six Only) on as on 12-03-2018 + further Interest thereon + Legal Expenses	Physical on 05/01/2023	Will be arranged on request	Freehold saleable Area 602 Sq.ft.	Rs. 1,54,000 (Rupees One Lakh Fifty Four Thousand only)	Rs. 15,40,000/- (Rupees Fifteen lakhs and Forty Thousand only)	On 13-05-2025 At 12: 00 NOON					
Description Of The Secured Asset Being Auctioned: Property Owned By :Chandrakant Tulsidas Bhagat : Flat No 407, Plot No 7 8 9, Fourth Flr Satyam Tower , Mouza Hudkeshwar, Grampanchayat, Kh No -68 & 69, Ph No - 37 , City - Nagpur , State - Mh , Pincode:440034 (Admeasuring Area 602 Sq.ft.)														
Pending Litigations known to ARCIL : Nil					Encumbrances/Dues known to ARCIL: Nil									
Last Date for submission of Bid : 2 hours before the time of E-Auction					Bid Increment amount:5000/- : As mentioned in the BID document									
Demand Draft to be made in name of :Arcil-Retail Loan Portfolio-045-B- Trust					Payable at : Pune									
RTGS Details: Account no. 57500000334762 Bank Name HDFC, IFSC : HDFC0000542 Branch Name : KAMALA MILLS COMPOUNDSENA-PATI BAPAT MARG,LOWER PAREL MUMBAI.														
Name of Contact Person & Number - Shallesh Galkwad : 9867929121, Pritam Sawarkar :9529310785, Amit Hata :7066009350, Vinay Sukhdev 7020056089														

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 postpone 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/ Guarantor/s/ 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: PUNE
Date : 23.04.2025

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



ASSET RECONSTRUCTION COMPANY (INDIA) LTD. (ARCIL)

Acting in its capacity as Trustee of various Arcil Trusts CIN-U65999MH2002PLC134884
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028 Website: <https://auction.arcil.co.in>;
Branch Office: Unit # 211, 121, Zenith Complex, Plot # 28/2, K.M.Gandhi Path, Shivaji Nagar, Pune-411038. Ph: 7066009350, 8600743333.



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