

**Asset Reconstruction Company (India) Ltd. (Arcil)** CIN-U65999MH2002PLC134884 | Website: <https://auction.arcil.co.in>

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 office: Unit No: 211 & 212, 2nd floor, plot no: 8/2, Zakir complex, K. M. Gandhi path, Shivaji Nagar Pune, 411005.

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 (SANFASI 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	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	Borrower: Agrawal Premadevi Rajeshkumar Guarantor: Rajeshkumar Champalal Agarwal / Vishal Rajeshkumar Agarwal	332700100000469 SARASWAT CO-OP. BANK LTD	Arcil-2024C-007-Trust	Rs. 36,73,304/- (Rupees Thirty-Six Lakhs Seventy-Three Thousand Three Hundred Four Only) as on 12/08/2018 + further interest thereon + Legal Expenses	Physical possession on 25/11/2022	Will be arranged on request	FREEHOLD, AREA 1040.36 Sq. FT sq ft	Rs. 1,81,300/- (Rupees One Lakh Eighty-One Thousand Three Hundred only)	Rs.18,13,000/- (Rupees One Lakh Eighteen Lakhs Thirteen Thousand only)	On 14/11/2025 At 04:00 PM.

Description of the Secured Asset being auctioned: Property owned BY Agrawal Premadevi Rajeshkumar: All That Piece And Parcel Of Property Bearing Row House No. R-6 Scheme Known As "Orchid Villa" In Township Scheme Known as "Pushkar Orchid Green" Developed On Land Bearing Khasra No. 182 of Mouza - Borkhedi, Having Patwari Halka No. 74, Together With 0.835% Undivided Share And Interest in Land Admeasuring Situated at Village - Borkhedi, Within The Limits of Grampanchayat Bothli, Tahsil-Nagpur (Gramin) And District- Nagpur. 441 108, Maharashtra. Immovable Property Admeasuring Area: Area 1040.36 Sq. Ft Sq Ft

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: 5000/-	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil - 2024C - 007-Trust	Payable at : Pune	

RTGS details	Account No. : 57500001515193, Bank Name HDFC, IFSC: HDFC0000542, Branch Name: Kamala Mills Compound Senapati Bapat Marg, Lower Parel Mumbai- 400013
--------------	--

Name of Contact person & number	Shallesh Gaikwad: 9867929121, Pritam Sawarkar: 9529310785, Amit Hale: 7066009350, Vinay Sukhdev: 7020056089
---------------------------------	---

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	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
2	Borrower: Agrawal Premadevi Rajeshkumar Champalal / Premadevi Rajeshkumar Agarwal Guarantor: Vishal Rajeshkumar Agarwal	332700100000468 SARASWAT CO-OP. BANK LTD	Arcil-2024C-007-Trust	Rs.36,72,242/- (Rupees Thirty-Six Lakhs Seventy-Two Thousand One Hundred Forty-Two Rupees) as on 12/08/2018 + further interest thereon + Legal Expenses	Physical possession on 25/11/2022	Will be arranged on request	FREEHOLD, AREA 1040.36 Sq. FT sq ft	Rs. 1,81,300/- (Rupees One Lakh Eighty-One Thousand Three Hundred only)	Rs.18,13,000/- (Rupees One Lakh Eighteen Lakhs Thirteen Thousand only)	On 14/11/2025 At 04:30 PM.

Description of the Secured Asset being auctioned: Property owned BY Agrawal Premadevi Rajeshkumar: All That Piece And Parcel Of Property Bearing Row House No. R-4 Scheme Known As "Orchid Villa" In Township Scheme Known as "Pushkar Orchid Green" Developed on Land Bearing Khasra No. 182 of Mouza - Borkhedi, Having Patwari Halka No. 74, Together With 0.835% Undivided Share And Interest in Land Admeasuring Situated at Village - Borkhedi, Within The Limits of Grampanchayat Bothli, Tahsil-Nagpur (Gramin) And District- Nagpur. 441 108, Maharashtra. Immovable Property Admeasuring Area: Area 1040.36 Sq. Ft Sq Ft

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: 5000/-	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil - 2024C - 007-Trust	Payable at : Pune	

RTGS details	Account No. : 57500001515193, Bank Name HDFC, IFSC: HDFC0000542 Branch Name: Kamala Mills Compound Senapati Bapat Marg, Lower Parel Mumbai- 400013.
--------------	--

Name of Contact person & number	Shallesh Gaikwad: 9867929121, Pritam Sawarkar: 9529310785, Amit Hale: 7066009350, Vinay Sukhdev: 7020056089
---------------------------------	---

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	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
3	Borrower: Dineshchandra Champalalji Agrawal Co-borrower: Smt. Aniladevi D. Agrawal Guarantor: Gaurav Dineshchandra Agarwal	332700100000467 SARASWAT CO-OP. BANK LTD	Arcil-2024C-007-Trust	[Rs.39,51,008.00/- (Rupees Thirty-Nine Lakhs Fifty-One Thousand Eight only) as on [12/08/2018] + further interest thereon + Legal Expenses	Physical possession on [25/11/2022]	Will be arranged on request	FREE HOLD 1040.36 Sq ft	Rs. 1,81,300/- (Rupees One Lakh Eighty-One Thousand Three Hundred only)	Rs. 18,13,000/- (Rupees One Lakh Eighteen Lakhs Thirteen Thousand only)	On 14/11/2025 At 03:30 PM.

Description of the Secured Asset being auctioned: Property Owned By Mr. Dineshchandra Champalalji Agrawal: All That Piece And Parcel Of Property Bearing Row House No. R-3, Scheme Known As "orchid Villa" In Township Scheme Known As "Pushkar Orchid Green" Developed On Land Bearing Khasra No. 182 of Mouza - Borkhedi, Having Patwari Halka No. 74, Together With 0.835% Undivided Share And Interest In Land Admeasuring Situated At Village - Borkhedi, Within The Limits Of Grampanchayat Bothli, Tahsil-nagpur (gramin) And District- Nagpur. - 441 108, Maharashtra. Immovable Property Admeasuring Area: (Total Adm 1040.36 Sq. Ft.)

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: 5000/-	As mentioned in the BID document
Demand Draft to be made in name of:	Arcil - 2024C - 007-Trust	Payable at : Pune	

RTGS details	Account No. : 57500001515193, Bank Name HDFC, IFSC: HDFC0000542 Branch Name: Kamala Mills Compound Senapati Bapat Marg, Lower Parel Mumbai- 400013.
--------------	--

Name of Contact person & number	Shallesh Gaikwad: 9867929121, Pritam Sawarkar: 9529310785, Amit Hale: 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 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 claim/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 Authorised 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.