

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 oftogether 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 : 25/10/2021	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
1.Mr. Shreekant N Barapatre (Borrower) 2.Mrs. Minakshi Shrikantji Barapatre (Co-Borrower)	SEMPUR 0256421	Arcil-Retail Loan Portfolio-092-A-Trust ("Arcil")	Rs.12,77,632/- (Rupees Twelve Lakh Seventy-Seven Thousand Six Hundred and Thirty Two Only) as on 21/10/2021 + further Interest calculated thereon from 22.10.2021+ Legal Expenses	Physical Possession on 23-Sept-2024	Will be arranged on request	House No.428 Sq. Mtrs. 87.17 & House No.427 Sq. Mtrs 68.31 (Built up) Free hold	Rs.2,37,200/- (Rupees Two Lakh Thirty-Seven Thousand Two Hundred Only) Same day 2 hours before Auction 30-05-2025 Between 10:00 AM. Bid Increment: As mentioned in the BID document.	Rs. 23,72,000/- (Rupees Twenty-Three Lakh Seventy-Two Thousand only)	On 30-05-2025 12:00 Noon.

Description of the Secured Asset being auctioned : Property owned by: Mr. SHREEKANT N BARAPATRE, 1) All that Piece and parcel of land bearing Nagarparishad House/Property No.428 as per Tax Receipt & 412 (Old), admeasuring 1172.95 Sq.Ft. (108.96 Sq.Mtrs) including 938.36 Sq.Ft. (87.17 Sq.Mtrs) RCC built up area, Mouza Khapa, Prabhag No.5 Ward No.5, Within the limits of Municipal Council Khapa, Tah. Saoner and Distt. Nagpur, North by: Nagar Parishad Road, South by: Malmatta No.427, East by: Nagar Parishad Road, West by: Malmatta No.426 Measurement: 1172.95 Sq. Ft. 2) All that Piece and parcel of land bearing Nagarparishad House/Property No.427 as per Tax Receipt & 411 (Old), admeasuring 1617.93 Sq.Ft. (150.31 Sq.Mtrs) including 735.39 Sq.Ft. (68.31 Sq.Mtrs) RCC built up area, Mouza Khapa, Prabhag No.5, Ward No.5, Within the limits of Municipal Council Khapa, Tah. Saoner and Distt. Nagpur, North by: Nagar Parishad Road, South by: House of Chandrabhan Gadigone, East by: Nagar Parishad Road, West by: House of Minakshi Barapatre. Measurement: 1617.93 Sq. Ft. 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 : Mumbi
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	Amit Hate- 7066009350, Sachin Nagdive - 9607817066, Bhimrao Ramrao Balkhande - 8999820787, Shailesh Pagare - 8652234585. Shailesh Gaikwad - 9867929121 Mahesh Bangera - 9004173256

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/ 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.

Date - 13.05.2025, Place - Nagpur

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



ASSET RECONSTRUCTION COMPANY (INDIA) LTD.

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://auction.arcil.co.in>; CIN-U65999MH2002PLC134884