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 | 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 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 22-01-2026 respectively	Possession type and date	Date of Inspection	Type of Property	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: 1. Mr/Mrs. AKASH RAVI NINDANE (alias) AKASH NINDANE 2. Mr/Mrs. PAWAN NIDHANE (alias) PAWAN RAVI NIDHANE 3. Mr/Mrs. SUNITA NIDANE (alias) SUNITA RAVI NIDANE	Loan Account Nos. HL09ATI000036459 Cholamandalam Investment and Finance Company Limited	Arcil - Trust -2026 - 013	Rs. 1865867 (Rupees Eighteen Lakh and Sixty Five Thousand and Eight Hundred and Sixty Seven Only as on 22-01-2026 + further Interest thereon + Legal Expenses	Symbolic Possession on 30-07-2026	Will be arranged on request	RESIDENTIAL INDIVIDUAL HOUSE/ LAND 726 SQ. FTS / SBUA 531 SQ. FTS.T	Rs.191122/- Rupees One Lakh and Ninety One Thousand and One Hundred and Twenty Two Only	Rs. 1911225/- Rupees Nineteen Lakh and Eleven Thousand and Two Hundred and Twenty-Five Only	26-11-2026 2.00 PM to 4.00 PM

Description of the Secured Asset being auctioned: All piece and parcel of the property situated at Mauje - Tarkheda, Pragane - Badnera, Tq. & Dist. Amravati, within the limits of Municipal Corporation Amravati, Dist. Amravati in which field Survey No. 6/1-2, in which 5 Hr. 88 R. agricultural land which is layout converted in R.C.S. No. N.A.P.-34/Tarkheda 67/1995-1996, decided on 28.06.1996, in which Plot No. 51-A admeasuring total area 1549.44 Sq FL (144 Sq. Mtr.). Out of which part of the plot towards South after East-West partition admeasuring total area 775 Sq ft (72 Sq mtr.). There Boundaries are (as per Sale Deed). **EAST:-** Road, **WEST:-** Road, **NORTH:-** Remaining part of the Plot, **SOUTH:-** Plot No. 51-B.

Borrower: 1.Mr/Mrs. SHITAL WAJID ALI SYED 2.Mr/Mrs. WAJID ALI MUQADDAR ALI SYED	Loan Account Nos. X0HLNHL00002892034 Cholamandalam Investment and Finance Company Limited	Arcil - Trust -2026 - 013	Rs. 1444174 (Rupees Fourteen Lakh and Forty Four Thousand and One Hundred and Seventy Four Only as on 22-01-2026 + further Interest thereon + Legal Expenses	Symbolic Possession on 31-07-2026	Will be arranged on request	RESIDENTIAL FLAT/ SBUA 532	Rs.203490/- Rupees Two Lakh and Three Thousand and Four Hundred and Ninety Only	Rs.2034900/- Rupees Twenty Lakh and Thirty Four Thousand and Nine Hundred Only	26-11-2026 2.00 PM to 4.00 PM

Description of the Secured Asset being auctioned: All that entire R.C.C. Superstructure comprising Apartment No. 404-A on Fourth Floor in the Scheme to be named and styled as "RAI AASHIYANA-IP" area admeasuring about 49.426 Sq Mtr. i.e. 532.021 Sq. Ft. Built up area along with the price of Undivided Share 2.399% all that piece & parcel of All that piece and parcel of land bearing BLOCK NO. 10, admeasuring 1310.7200 Sq. Mt. As per Regularized Letter being a portion of Kh. Nos. 227 & 228 of Mouza. Zingabai Takli, P.H. No. 11, Sheet No. 66, C.T.S. No. 900, situated at Gorewada Ring Road, Beside Ayyappa Temple, Opp. St. Marry School, Nagpur, within the limits of N.I.T & NMC, Nagpur, bounded as under: - **On The East:** - Block No. 13, **On The West:**-12.00 Mtr. Wide Road, **On The North:-** Block No. 09, **On The South:**- Block No. 11

Borrower: 1. Mr/Mrs. YESUDAS FRANK JOSEPH 2. Mr/Mrs. ROSELIN FRANK JOSEPH	Loan Account Nos. HL01NHL000000202 Cholamandalam Investment and Finance Company Limited	Arcil - Trust -2026 - 013	Rs. 1486662 (Rupees Fourteen Lakh and Eighty Six Thousand and Six Hundred and Sixty Two Only as on 22-01-2026 + further Interest thereon + Legal Expenses	Symbolic Possession on 31-07-2026	Will be arranged on request	RESIDENTIAL FLAT/ SBUA 663 SQ. FTS	Rs.152158/- Rupees One Lakh and Fifty Two Thousand and One Hundred and Fifty Eight Only	Rs.1521585/- Rupees Fifteen Lakh and Twenty One Thousand and Five Hundred and Eighty-Five Only	26-11-2026 2.00 PM to 4.00 PM

Description of the Secured Asset being auctioned: Schedule (Property Plot Area) :- The undivided 1.12 percent share and interest in All that piece and parcel of land admeasuring 1574.77 Sq.Mtrs. Comprising Plot Nos 2 and 3, bearing Khasra No 102/1/1-A of Mouza -Bori, P.H No.76, Tahsil Nagpur (Rural) and District Nagpur, within the limits of Grampanchayat Butibori in Tahsil Nagpur Rural and District Nagpur together with R.C.C Superstructure comprising Apartment No SF-202 having Builtup area of 44.012 Sq.Mtrs , Super Built up area 64.65Sq.Mtrs situate on the Second Floor of the bulling know and styled as "HBL TOWERS " constructed on the aforesaid plot of land alongwith General Common Facilities provided in the said Scheme in favour of the Purchaser and the same is duly registered on 27.09.2019 in the office of the sub-register, Nagpur -7 at sencal No 6027/2019 in book No 1 And whereas, in the sale deed executed on 25.09.2019, on the Tenth page i.e.registration page No11 inadvertently the boundaries of Apartment No SF-202 are not mentioned and the same needs to be inserted and read as under:- **East:-** Apartment No SF-201, **South:-** Passage, **West:-** Apartment No.SF-209, **North:-** Passage.

Borrower: 1. Mr/Mrs. PAWAN RUPRAO PAWAR 2. Mr/Mrs SEEMA PAWAR ALIAS SEEMA PAWAR PAWAR	Loan Account Nos. HL03AKO000038943 Cholamandalam Investment and Finance Company Limited	Arcil - Trust -2026 - 013	Rs. 1938507 (Rupees Nineteen Lakh and Eight Thousand and Five Hundred and Seven Only as on 22-01-2026 + further Interest thereon + Legal Expenses	Symbolic Possession on 31-07-2026	Will be arranged on request	RESIDENTIAL FLAT/ CA 346 SQ. FTS. /SBUA 516 SQ. FTS	Rs.100878/- Rupees One Lakh and Eight Hundred and Seventy Eight Only	Rs.1008780/- Rupees Ten Lakh and Eight Thousand and Seven Hundred and Eighty Only	26-11-2026 2.00 PM to 4.00 PM

Description of the Secured Asset being auctioned: Schedule (Property Plot Area) :- All piece and parcels of properties situated at RRC super structue comprising of Flat No.301 of Third Floor having built up area about 40.74 Sq.Mtrs alongwith undivided share of land 12.28% in an Apartment know as " SHRI SHAKTI SANKUL"constructed on layout Plot No.2 measuring about 390.30 Sq mtrs Out of F.S No.558 of mauje Akot -2, converted into residential use as per order of S.D.O. Akot-2/82/2010-11 of Dt.21/03/2013,situated within the limit of M.C.Akot, Tal-Akot & Dist.Akola which is Bounded as under. **East:-** Road, **South:-** Stair Case & Flat No.302 & 303, **West:-** Plot of M.S.E.B. **North:-**Daryapur Road.

Pending Litigations known to ARCIL : NIL	Demand Draft to be made in name of : Arcil-Trust-2026-013	RTGS details : Arcil-Trust-2026-013, Trust account No - 57500001796433, HDFC Bank limited, Branch: MUMBAI - KAMALA MILLS, IFSC Code: HDFC0000542
Encumbrances/Dues known to ARCIL : Nil	Bid Increment amount : As mentioned in the BID document	
Last Date for submission of Bid : One day before auction date	Payable at par	Name of Contact person & number : Mr/Mrs.MR. AMIT TAMHANE 8149777380 amitanita@chola1.murugappa.com, Mr/Mrs MR. MILIND FULZELE 9822378655 milindnarayanfu@chola.murugappa.com, Mr/MS Wasim Sayed 022- 66581376 collections8@arcil.co.in

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website https://xpertauction.com 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.

Place : NAGPUR | Date : 23-10-2026 — **Sd/- Authorized Officer Asset Reconstruction Company (India) Ltd. (Trustee of Arcil-trust-2026-013)**

Central Bank Of India — **REGIONAL OFFICE, AKOLA** — **E-AUCTION SALE NOTICE**

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