



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 Officer : Unit No: 211 & 212, 2nd Floor, Plot No 28/2, Zenith 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 (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").

Sr. No	Name of the Borrower/ Co-Borrower/s / Guarantor/s / Mortgager/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: Asha Purushottam Sherekar / Co-Borrower Purushotta M Ramkrushna Sherekar / Rahul P Sherekar/ Shubhangi Rahul Sherekar	STUHAMVT0000 098 & SBTHAMVT0000 097 Shriram Housing Finance Limited (SHFL)	ARCIL RETAIL LOAN PORTFOLIO-045 B-TRUST	RS- 56,29,484.67/- (Rupees: Fifty Six Lakhs Twenty Nine Thousand Four Hundred Eighty Five Only) as on 23-08-2022 + further Interest thereon + Legal Expenses	Physical Possession on 26-07-2023	Will be arranged on request	Freehold Area Land 800 Sq. Ft.	Rs. 2,20,000/- (Rupees: Two Lakhs Twenty Thousand only)	Rs. 22,00,000/- (Rupee Twenty Two Lakhs only)	On 10/09/2025 At 12:30.PM.

Description of the Secured Asset being auctioned: Property owned by Asha Purushottam Sherekar, Mauze - Peth, Pragne Badnera, Bearing House No -552/0, Ward No -43, Nazul Sheet No- 81-b, Plot No - 213, Mathodkar Galli, Behind Indrabhuvan Theatre, Bhaji Bazar Peth, Inside Ambagate, Near Shivtemple, Amravati Pincode:444601 Immovable property admeasuring Area: Area Land 800 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-Retail Loan Portfolio-045-B- Trust		Payable at : Pune
RTGS details	Account No. - 57500000334762, Bank Name HDFC, IFSC: HDFC0000542, Branch Name : Kamala Mills Compound Senapati Bapat Marg, Lower Parel Mumbai- 400013		
Name of Contact person & number	Shailesh Gaikwad : 9867929121, Pritam Sawarkar : 9529310785, Vinay Sukhdeve : 7020056089, Amit Hate : 7066009350		

Sr. No	Name of the Borrower/ Co-Borrower/s / Guarantor/s / Mortgager/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: Kapil Subhash Sathe / Co-Borrower: Swati Kapil Sathe	SBTHAMRV0000 160 & SLPHAMRV0000 176 Shriram Housing Finance Limited (SHFL)	ARCIL RETAIL LOAN PORTFOLIO-045 B-TRUST	Rs. Rs.7,48,491/- (Rupees Seven Lakh Forty Eight Thousand Four Hundred and ninety one) & Rs.8,00,394/- (Rupees Eight Lakhs Three Hundred and Ninety Four Only) as on 24-07-2017 + further Interest thereon + Legal Expenses	Physical Possession on 09-01-2024	Will be arranged on request	Freehold Area 707 Sq Ft	Rs. 1,20,500/- (Rupees: One Lakh Twenty Thousand Five Hundred only)	Rs. 12,05,000/- (Rupees Twelve Lakhs Five Thousand Only)	On 10/09/2025 At 12:00. Noon.

Description of the Secured Asset being auctioned: Property owned by Kapil Subhash Sathe - Layout Plot No.5, Flat No 7, 2nd Flr, Gajanan Arcade, Survey No.3/2, Kasbe Malkhapur, Ambika Nagar, Akola, PIN: 444004, Maharashtra. (Admeasuring 707 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 Retail Loan Portfolio-045 B-Trust		Payable at : Pune
RTGS details	Account No. 57500000334762, Bank Name HDFC, IFSC: HDFC0000542, Branch Name : Kamala Mills Compound Senapati Bapat Marg, Lower Parel Mumbai.		
Name of Contact person & number	Shailesh Gaikwad : 9867929121, Pritam Sawarkar : 9529310785, Vinay Sukhdeve : 7020056089, Amit Hate : 7066009350		

Terms and Conditions:

- 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.
- The Authorised Officer ("AO"/ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Branch : Nagpur
Date : 25.08.2025

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