



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 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: 20.01.2020	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
Mr/Mrs Rajendra Ramkrishna Nemade (Borrower) Mr/Mrs Jyoti Rajendra Nemade (Co-Borrowers)	SEPATWA 0246028 Equitas Small Finance Bank	Arcil-Retail Loan Portfolio-092-A--Trust ("Arcil")	Rs 362343/- (Rupees Three Lakhs Sixty Two Thousand Three Hundred Forty Three Only) as on 19.03.2022 + further Interest calculated thereon from 20.03.2022 Legal Expenses	Physical Possession on 25.08.2023	Will be arranged on request	Residential/ 1188 sq ft / Free hold	Rs.400000/- (Rupees Forty Thousand Only) Same day 2 hours before Auction 12-10-2026 On or before 01:30 PM Bid Increment: As mentioned in the BID document.	Rs.400000/- (Rupees Four Lakhs Only)	12-10-2026 3.30 PM

Description of the Secured Asset being auctioned:

All that Piece & Parcel of the land bearing Layout Converted Plot No.38, Admeasuring 1188 Sq. Ft. (i.e. 110.50 Sq. Mtrs.), along with Construction thereon, Situated at Mouza- Narsala, out of Field Survey No.2/1, within the limits of Grampanchayat, Narsala, Tq. Achalpur, Dist. Amravati. (North by)-Plot No.39 (South by)-Plot No.37 (East by)-Plot No.54 & 55 (West by)-9 Mtrs., Layout Road

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: As mentioned in the bid document.

Demand Draft: Arcil-Retail Loan Portfolio-092-A-Trust ("Arcil") Payable at: At per Trust ("ARCIL")

RTGS details: ARCIL- Retail Loan Portfolio - 092-A- Trust Account: HDFC BANK Bank Limited,

Branch: MUMBAI - KAMALAMILLS, Mumbai, IFSC Code: _HDFC0000542, Current Account No. 57500001362761.

Name of Contact person & number: Sagar Chavan : 7972328475

Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgagor/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated: 12.01.2019	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
Mr/Mrs Rajesh Khatua (Borrower) Mr/Mrs Nandita Rajesh Khatava (Co-Borrowers)	VLPAMRT 0001012 Equitas Small Finance Bank	Arcil-Retail Loan Portfolio-092-A-Trust ("Arcil")	Rs 929225/- (Rupees Nine Lakhs Twenty Nine Thousand Two Hundred Twenty Five Only) as on 14.12.2018 + further Interest calculated thereon from 15.12.2018 Legal Expenses	Physical Possession on 05.12.2023	Will be arranged on request	Commercial / 108 sq ft / Free hold	Rs.1080000/- (Rupees One Lakh Eight Thousand Only) Same day 2 hours before Auction 14-10-2026 On or before 2.00 PM Bid Increment: As mentioned in the BID document.	Rs.1080000/- (Rupees Ten Lakhs Eighty Thousand Only)	14-10-2026 4.00 PM

Description of the Secured Asset being auctioned:

All that piece and parcel of property i.e. office No.2 total area admeasuring 108 Sq.ft. (10.04 Sq.Mts) on the first floor in the building namely Samruddhi Palace, which is constructed on plot No. 116 on total land admeasuring area of 1708 Sq.Ft. (i.e. 158.73 Sq.Mts.) situated at Mouja-Peth Amravati Type of property - Asheet No.81-A situated within the limits of Amravati Municipal Corporation at Mouza - District. Amravati Tq. & Dist. Amravati. Bounded on the Towards East - Passage Towards West - Varma Market Towards North - Office No.3 Towards South - Office No. 1, Together with all buildings and structures attached to the earth or permanently fastened to anything attached to earth, both present and future and all easementary/mamool rights annexed thereto.

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: As mentioned in the bid document.

Demand Draft: Arcil-Retail Loan Portfolio-092-A-Trust ("Arcil") Payable at: At per Trust ("ARCIL")

RTGS details: ARCIL- Retail Loan Portfolio - 092-A- Trust Account: HDFC BANK Bank Limited,

Branch: MUMBAI - KAMALAMILLS, Mumbai, IFSC Code: _HDFC0000542, Current Account No. 57500001362761.

Name of Contact person & number: Sagar Chavan : 7972328475

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.

Place: Nagpur

Date: 03-09-2026.

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

