

		BHARATBHAI
		RAMSINGBHAI
Name of the Borrower	1	ZINZUVADIYA
		TPS 9- EWS-W-503,
		Floor 5, C.M.AWAS
		YOJNA, OPP DRIVE IN CINEMA, KALAVAD
		ROAD AT MUNJKA, ,
		RAJKOT (M CORP.),
		RAJKOT GUJARAT
Address of Properties		360005.
City		Rajkot
State		Gujarat
Desc of Property		Flat
Nature of Property		Flat
Area of Property		BUA: 617 Sq. Ft
UOM		
Age of Building (In Years)		5
	No. of Bedrooms	1
	No. of Bathrooms	1
Specification of Property	No. of Balconies	1
	Lift	NA
	Club House	NA
	Gymnasium	NA
Amenities available	Park	NA
Floor		G.F+ 8
No.of floor in Building		NA
1	Hospital	3.5 KM
	School	1.2 kM
	Airport	50.0 KM
Distancfe from Key facilities(In	Railway Station	3.0 KM
Kms)	ATM	0.5 KM
	Society Maintenance	
	dues	NA
	Municipal Dues	NA
Encumbrances Known to Arcil	Any other Dues	NA

Photos of Property



Immer of Experts Process A Number 5 Shareh Calinesid Service 2012 Provide Servide Prove Provide Service 2012 Provide Service 2012 Pro		Acting Regist Branch	g in its capac tered Office: T h Office: 610,	ity as Tr he Ruby, Sun Squ	UCTION ustee of varie 10 th Floor, 29 S are, Near Hote	bus ARCIL Senapati Ba I Regenta C	Trusts apat Marg, entral, Off	Dadar (West) C. G. Road, Na	, Mumbai -	400028.	,	6	Sr. No.	Name of the Bo Co-Borrowe Guarantor Mortgage
Sourie Tenden 42, 2022 FACH roke in Place, 5 and 5 offer Sourie Millson, 2022 Filewich Sourie	Notio to the Assi	I N EXERCISE OF THE P SECURITY INTEREST ce is hereby given to the publ e Asset Reconstruction Con ignment Agreements), will be	PUBLIC 1 OWERS UND ACT, 2002 (S, lic in general and npany(India) Lime sold on "As is with	NOTIO ER THE ARFAES to the Bor hited, actin here is", "A	CEFORS SECURITISAT I ACT) READ ower(s)/Guaran g in its capacity as s is what is", "Wh	ALE TH ION AND F WITH RULE tor (s) / Mortga s Trustee of va ateverthere is	HROUC RECONSTR S 6, 8 & 9 agor (s), in pa arious Arcil T " and "Withou	CHONLIN RUCTION OF OF SECURIT articular, that the rusts ("ARCIL") (ut recourse basis	FINANCIA YINTERE belowdescrit pursuant to t "by wayof o	L ASSETS ST (ENFOR bed immoval he assignme nline e-auctio	AND ENFC RCEMENT) bleproperty/ies ont of financial a on, for recovery	RULES, 2002 mortgaged/charged asset vide registered of outstanding dues	5)	Khakkhar / Jami Chamanbhai Kh
Bit March De Burover Columnoson Et UM 10.8.1 The March De Burden March De Burden Marc														
T) N. N. Privace Intellet Status Approx. Ro. TO S.		Co-Borrower/s/ Guarantor/s /			amount as per SARFAESI	type and		Property and Area/ Nature		Money Deposit				Last Datefor su Demand Draft to
Instrument Instrument Sections	1)	/ Mrs.Varotariya Manjuben Govabhai / Mr.Varotariya Govabhai Devatbhai / Mrs. Patel	00000143 The Saraswat Co.Op. Bank	- 2024C - 007	12,39,135.00/- due as on 25-07-2018 + further Interest thereon + Legal Expenses	Possession	20.02.2025	1451 Sq. Ft. / BUA: 884 Sq.	Registered				No.	Name of Contac Name of the Bo Co-Borrowe Guarantor Mortgage Devraj Lakhama
Set Display Status Set Dis		1451 Sq. Ft. / BUA: 884 Sq	1 <u>Asset being a</u> 1. Ft.		HouseNo.E-29,	 AlkaCo-op.⊦	Ŭ		-		1	ra390020.LandArea	a:	
Price Decision Provide 14 Stress Provide 14 Str						Auction						e BID document		
FITGS Dualit: Description Description <thdescription< th=""> <thdescription< th=""> <</thdescription<></thdescription<>							1200		10	Payat	ble at : Ahmed	labad / Par		<u>Description</u> of th
Name of Carbon Person & Number (Estimated Stream) Stream of Carbon Person										3				
Br. Construction Description Test and the session Description Test and the session Test and the s		Name of Contact Person			kwad - 9867929			-		687657072(piyush.gupta(@arcil.co.in).		
Ch. Ms. Combustion Systems Physical 20/2021 Physical 20/2021 Physical 20/2021 Physical 20/2021 Physical 20/2021 Physical 20/2021 Physical		Co-Borrower/s/ Guarantor/s /			amount as per SARFAESI	type and	Date of	Property and Area/ Nature		Money Deposit				RTGS Details:
Bandbuk Keily Nancy/M. Intro Sareawat Intro Fareawat Intro Fareawat <td< td=""><td>2)</td><td>M/s, Combustion Services Pvt Ltd/ Mr. Dandolu Chakradhar</td><td></td><td>- 2024C</td><td>16,07,816.97 /- as on</td><td>Possession</td><td>20.02.2025</td><td>SBUA: 753 Sq.</td><td>Registered</td><td>Rs.</td><td></td><td></td><td></td><td>Name of the Bo Co-Borrowe Guarantor/</td></td<>	2)	M/s, Combustion Services Pvt Ltd/ Mr. Dandolu Chakradhar		- 2024C	16,07,816.97 /- as on	Possession	20.02.2025	SBUA: 753 Sq.	Registered	Rs.				Name of the Bo Co-Borrowe Guarantor/
Provide Lightons stoom to ARCIL Next Koourn Ending Lightons stoom to ARCIL Next Koourn Description As mentioned in the BID document. As mentioned in the BID document. Last Date for submission of Bid. Same day 2 hours before Auction Bid Increment amount. As mentioned in the BID document. Payable at: Ahmedabad / Pair Profile Light State Construction Bid Increment amount. As mentioned in the BID document. Payable at: Ahmedabad / Pair Name of the Borroweri / Co-Borroweri / Sr. Co-Borroweri / LAN No. & Trust Fore SRAFESI / Bid Bar of Property and Ingred and Part and Par		Dandolu Kelly Nancy/Mr. Elliott Alix Wiltton	The Saraswat Co.Op. Bank Ltd		further Interest thereon + Legal Expenses Demand Notice 04-01-2019								7)	Harshadbhai Arv Parghi / Kanchar
Lest Datefor submission of Bid: Benne day 2 hours before Auction Bid Increment amount: As mentioned in the BID document Demand Draft to be made in name of: Acciance 2024C 007-Trust Poyable at : Ahmedatad / Par TGS Dealis: Account No: 575000115139 - Bank Kam: HDPC Bank + IFSC Code: HDPC0000542 Property and Traftic Demonstration (Sr) Sr. Co-Borower/sil LAN No. & Trust Distance Address. FXMALA MILLS COMPONDS SENAPATI BAAYT MARG, LOWER PAREL 40013 Sr. Co-Borower/sil LAN No. & Trust Distance address. FXMALA MILLS COMPONDS SENAPATI BAAYT MARG, LOWER PAREL 40013 Solid Distance (EMD) Distance address. FXMALA MILLS COMPONDS SENAPATI BAAYT MARG, LOWER PAREL 40013 Bate of Property and Traftic Deporty and Traftic Deports and Inspection Areas Nature Mortgage // Senaptic Deports and Senaptic D			Ŭ	1		Floor, Silver(1	JA:753Sq.FtFt.		
Demand Draft to be made in name of: Anci2024C-007.trait Payable at: Ahmedabad / Par RTGS Details: Account No: 575000151533 Bank Mame, IDFC Bank - IIFSC Code: HDFC0000542 Payable at: Ahmedabad / Par Rene of Contact Person & Number: Shalesh Game, MalLS COMPOUND, SENAPATIBAPAT IMARG, LOWER PAREL- 400013 Bank Mame, IDFC Bank - IIFSC Code: HDFC0000542 Bank Mame, IDFC Bank - IIFSC Code: HDFC0000542 Bank Mame, IDFC Bank - IIFSC Code: HDFC0000542 Sr. Co-Borrower/S LAN No. & Tust Tust Instruction IIFSC Code: HDFC000154 Bank Mame, IDFC Bank - IIFSC Code: HDFC0001542 Bank Mame, IDFC Bank - IIFSC Code: HDFC0001542 Bank Mame, IDFC Bank - IIFSC Code: HDFC000154 Bank Mame, IDFC Bank - IIFSC Code: HDFC0001542 Bank Mame, ISFSC V271(Piyush gupta@arcll.co.in). Payable at: Ahmedabad / Par Last Date To submission of Bid Same day 2 Aurus before Auction Bid Increment amount: As menioned in the BiD document Payable at: Ahmedabad / Par RTGS Details: Ancount More, Sama				1		Auction			wn to ARCII			e BID document		
Image: Provide Statistics Branch Address: KMAALA MILLS COMPOUND.SENAPAT BAPAT MARG, LOWER PAREL- 40013 Name of Contact Person & Number: Shallesh gaikwad 986729121 (shallesh gaikwad 986729121 (shallesh gaikwad 986729121 (shallesh gaikwad 986785772) (physh gupta garal co.in.) East Statistics Sr. Co-Borrowerlis/ Guarantoris / Sawad & Devik Pravin Sawad & Devik Pravin (statistics) Trust Statistics Provide Harding amount as mount as should a data Provide Harding amount as mount as should adta Provide Harding Statistics Pr					,		1							
Name of Contact Person & Number: Shallesh Gakwad: 9867829121(shallesh gakwad@arcil.co.in). Pyush Gupta - 987857072(pyush gupta@arcil.co.in). Demand Draft to Borrowriti IX: Co-Borrowriti/ Co-Borrowriti/ Selling Bank, Name Outstanding per SARFACES type and date Date of Inspection Property and table of Property and date Type of Inspection Property and Type of Property and date Type of Property and table of table property Prof table of table of table of table of table of table										3				
Gr. Co-Barrovers's Mortgager's LAN No. & Selling Bank Trust Selling Bank Trust amount as per SARFASD Note dated Possession (per SARFASD bala) Date of per SARFASD (per SARFASD (per SARFASD) More per SARFASD (per SARFASD) Trust (per SARFASD) Possession (per SARFASD) Trust (per SARFASD) Possession (per SARFASD) Trust (per SARFASD) Possession (per SARFASD) Trust (per SARFASD) Property (per SARFASD) Prop						,		,			piyush.gupta	@arcil.co.in).		
(3) Pravim Harkbahdur 4185HL0 Ard- Rs. Physical 1902/2025 Fait BUA/741 Equilable Rs. Rs. No. 10.03.2025 Sawad 093142 Setting 042-4 + as on 0602/2024 Setting Setting <t< td=""><td></td><td>Co-Borrower/s/</td><td>I AN No. &</td><td></td><td>amount as</td><td></td><td></td><td>Property and</td><td></td><td></td><td>Reserve</td><td>Date & Time of</td><td></td><td></td></t<>		Co-Borrower/s/	I AN No. &		amount as			Property and			Reserve	Date & Time of		
Description of the Secured Asset being audioned. FlatNoB/403 d* Ploor, Rajpa GreenlandResidemcy, Nr. AbhilashaSquare, VirrahagarRoad, MoujeNikol, Ahmedabar, 232410, BUA 7415 q, R. Pending Litigations known to ARCIL SA / 63 / 2024 Encumbrances / Dues known to ARCIL Not Known Last Datefor submission of Bid: Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document Demand Draft to be made in name of: ARCIL SBPS 042-ITRUST Payable at : Ahmedabad / Par RTGS Details: Branch Address: KAMALA MILLS COMPCUND, SENAPATI BAPAT MARG, LOWER PAREL - 400013 Demand Draft to be made in name of: ARCIL SBPS 042-ITRUST No. Genorower/s/ Guarantor/s / Senorower/s/ No. Genorower/s/ Guarantor/s / Selling Bank Tust mount as per SARFAEI Note edates Note edates Uppe and Note edates Date of Property and Inspection Property Area/ Nature of Property Money Reserve Deposit Reserve Date & Time of E-Auction (EMD) Time Auctors Sels Sels 4) Bharatbhai Ramsinghai 200201 Arcil – Rs. Physical Physical 1202/2025 Fait : BLA Registered Si 0,000 ⁻ 5, 10,000 ⁻ 02.00 PM 3 Sendary Did hore property and Note edates Free Hold Si 0,000 ⁻ 5, 10,000 ⁻ 02.00 PM	INO.	·		Name	P	date	Inspection		worgage					Name of the Bo
Last Datefor submission of Bid: Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document Demand Draft to be made in name of: ARCIL SBPS 042-ITRUST Payable at : Ahmedabad / Par RTGS Details: Maccount No:: 05420350002019 · Bank Name: HDFC Bank · IFSC Code: HDFC0000542 Branch Address: KAMALA MILLS COMPCOUND, SENAPATI BAPAT MARG, LOWER PAREL - 400013 Name of Contact Person & Number Shailesh Gaikwad - 9867929121 (shailesh gaikwad@arcil.co.in), Piyush Gupta - 9687657072(piyush.gupta@arcil.co.in). RTGS Details: Name of the Borrower/ LAN No. & Trust Outstanding damount as per SARFAESI Payable at : Ahmedaba/ / Par VP. of Moregager/s LAN No. & Trust Outstanding damount as per SARFAESI Property and the per SARFAESI Type of Inspection of Property and Vape of Property and Vape of Property and Vape of Property and Vape of Property Type of Property and Vape of Property and Vatorese Other Sale is procedure set outh and Baratbhai Ramsinghai 2000201 Arci – R. Prysical 12022020 Plat : BUA Registered Rs. Ns. 10.03.2025 02.00 PM 33 (Sg. Fl / The Perkent And Mangka, Rajkot (M CORP) 2. The Authorised Other assets, incluting stare of Arcil. The Author Mac Other assets, incluting stare		Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance	Arcil- SBPS- 042-I- Trust	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses	Physical Possession		of Property Flat BUA:741 Sq. Ft. / Free		(EMD) Rs.	Price Rs.	E-Auction 10.03.2025	No.	Name of the Bo Co-Borrowe Guarantor/ Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga
Last Datefor submission of Bid: Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document Demand Draft to be made in name of: ARCIL SBPS 042-1TRUST Payable at : Ahmedabad / Par RTGS Details: Account No:: 0542035002019 · Bank Name: HDFC Bank · IFSC Code: HDFC0000542 Parathedatos: KAMALA MILLS COMPOUND, SENAPATIBAPAT MARG, LOWER PAREL- 400013 Name of Contact Person & Number: Shallesh Gaikwad · 9867929121 (shallesh: gaikwad@arcil.co.in), Piyush Gupta · 9687657072(piyush.gupta@arcil.co.in). RTGS Details: Sr. Co-Borrower/S, Guarantor/s / Guarantor/s / Guarantor/s / Selling Bank Tust Outstanding amount as per SARFAESI Notic dated Possession on Property and Type of Inspection Area/ Nature Mortgager/s Type of Noney Reserve Date & Time of the Brower/ Inspection Area/ Nature Mortgager/s Name of Contact Proverty and Type of Inspection Area/ Nature Mortgager/s Name of Contact The Authorised Official States of Property and Type of Inspection Area/ Nature Mortgager/s Tust + further Interest thereon + Legal Expenses R.S. 10.03.2025 Terms. and Conditions Area/ Nature Area/ Nature Mortgager/s Notice dated Official States Area/ Nature Area/		Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd J Asset being a	Arcil- SBPS- 042-I- Trust	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018	Physical Possession 06-02-2024	19.02.2025	of Property Flat BUA:741 Sq. Ft. / Free Hold	Equitable	(EMD) Rs. 2,65,000/-	Price Rs. 26,50,000/-	E-Auction 10.03.2025 12.30 PM	No. 8)	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil
RTGS Details: Account No.: 05420350002019 • Bank Name: HDFC Bank • IFSC Code: HDFC0000542 Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013 Image: Comparison of Co		Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Securec - 382410. BUA: 741 Sq. Ft. Pending Litigations know	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd Asset being a	Arcil- SBPS- 042-I- Trust auctioned:	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4	Physical Possession 06-02-2024	19.02.2025 aGreenlandl	of Property Flat BUA: 741 Sq. Ft. / Free Hold Residency, Nr.A	Equitable	(EMD) Rs. 2,65,000/- uare,Viratna	Price Rs. 26,50,000/- igarRoad,Moo	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba	No. 8)	Co-Borrowa Guarantor Mortgagei Jayesh Bhikhubł Vagadiya / Kapil Bhikhubhai Vaga
Ibranch Address: KAMALA MILLS COMPOUND,SENAPATIBAPAT MARG,LOWER/PAREL- 400013 Name of Contact Person & Number: Shallesh Gaikwad - 986792121 (shallesh.gaikwad@arcil.co.in), Piyush Gupta - 9687657072(piyush.gupta@arcil.co.in). RTGS Details: Sr. Co-Borrower/s/ Guarantor/s / Mortgager/s LAN No. & Selling Bank Trust Notice dated Outstanding amount as per SARFAESI Prosession 2024C 2,61,549.20L as per SARFAESI Date of hype and date Type of Property and date Type of Property and date Type of Property and date Registered Starsathan Rs. No. No. Turns: and Conditions (EMD) 4) Bharathai Ramsingbhai Zinzuvadiya / Mundanben Bharatbhai Zinzuvadiya Out4857 2024C 2, 61,549.20L as possession on 19.01-2022 Physical Starsathan 12.02.2025 Flat : BUA: Sall SR, Fl / Free Hold Registered Starsathan Rs. 10.03.2025 13.3 (S, Fl / Free Hold 51,000/- Starsathan 51,000/- Starsathan 02.00 PM 3.4 any stage of the date 3.4 any stage of the date The Authorised Offic date 3.4 any stage of the date The Successful pure in ccase of unregistes dassets, including sta dof ARCIL The Successful pure in ccase of unregistes dassets, including sta dof ARCIL The Successful pure in ccase of unregistes dassets, including sta dof ARCIL The Successful pure in ccase of unregistes dassets, including sta dof ARCIL Not Known The Succesful pure in ccase of unregistes dassets,		Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Securec - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Datefor submission	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd Asset being a rn to ARCIL of Bid:	Arcil- SBPS- 042-I- Trust auctioned: SA / 63 / Same da	Notice dated Rs. 31,10,216.08/- +as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before	Physical Possession 06-02-2024 ^{In} Floor,Rajipa Auction	19.02.2025 aGreenlandl	of Property Flat BUA: 741 Sq. Ft. / Free Hold Residency, Nr.A	Equitable	(EMD) Rs. 2,65,000/- uare,Viratna	Price Rs. 26,50,000/- agarRoad,Mo	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document	No. 8)	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio
Name of the Borrower/Sr. Outstanding amount as ger SARFAESI Note dated Possession type and date Type of Inspection Type of Inspection Type of Inspection Type of Inspection Reserve Deposit Date & Time of E-Auction Itemast Money and Contact (4) Bharatbhai Ramsinghai 2000201 Arcil – Rs. Physical 12.02.2025 Flat : BUA: Registered Rs. Rs. 10.03.2025 12.02.2029 Flat : BUA: Siling Bank 10.03.2025 12.02.2029 Flat : BUA: Registered Rs. Rs. 10.03.2025 12.02.2029 Flat : BUA: Siling Bank Siling Bank 10.03.2025 12.02.2029 Flat : BUA: Siling Bank Siling Bank 12.02.2029 Siling Bank 13.13 Sq. Fl. / Free Hold Siling Bank Siling Bank 11. The Auction Sale is proceed of the Siling Bank 12.02.2029 Siling Bank Siling Bank 10.03.		Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secured - 382410. BUA: 741 Sq. FL. Pending Litigations know Last Datefor submission Demand Draft to be made	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd J Asset being a m to ARCIL of Bid: a in name of:	Arcil- SBPS- 042-I- Trust auctioned: SA / 63 / Same da ARCIL S	Notice dated Rs. 31,10,216.08/- +as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-ITRUS	Physical Possession 06-02-2024 ^h Floor,Rajipa Auction	19.02.2025 aGreenland Encumbran Bid Increm	of Property Flat BUA: 741 Sq. Ft. / Free Hold Residency, Nr.A nces / Dues kno ent amount:	Equitable bhilashaSq	(EMD) Rs. 2,65,000/- uare,Viratna	Price Rs. 26,50,000/- agarRoad,Mo	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document	No. 8)	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga <u>Description</u> of th Pending Litigatio Last Datefor sul
Sr. Co-Borrower/s/ Guarantor/s / Mortgager/s LAN No. & Selling Bank Trust Name amount as per SARFAESI Notice dated Possession (type and date Date of Inspection (ate Type of Inspection of Property and drea/ Nature of Property Type of Mortgage Money Deposit (EMD) Reserve Price Date & Time of E-Auction Interms and Conditions 4) Bharatbhai Ramsingbhai 2000201 Arcil – 0014857 Rs. Physical 12.02.2025 Flat := BUA: Registered Rs. 10.03.2025 02.00 PM 2.0000/Flat Arcil – 0014857 The Authorised Office 40 Bharatbhai Zinzuvadiya On 19-01-2022 04-01-2023 Flat := BUA: Registered Rs. S. 10.03.2025 2.00 PM 2. The Authorised Office 2 Trust -further Interest thereon + Legal -003 -019-01-2022 04-01-2023 Flat := BUA: S1.000/- 5.10,00/- 02.00 PM 3. At any stage of the 4. The successful pure in case of unregiste 5. The intending bidde assets, including sta of ARCIL. The Authorised Office 5. The intending bidde assets, including sta of ARCIL. The Authorised Office 6. The particulars spec responsible / liable ft 7. The Borrowerret/ Gua (Enforcement) Rule 7. The Borrowerret/ Gua (Enforcement) Rule 8. In theevent, the auc 8(5) of the Rules an		Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Securec - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Acc Bra	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd d Asset being a vn to ARCIL of Bid: e in name of: count No.: 0542 anch Address: k	Arcii- SBPS- 042-I- Trust auctioned: SA / 63 / Same da ARCIL S 003500020 (AMALA N	Notice dated Rs. 31,10,216.08/- +as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-ITRUS 19 • Bank Name IILLS COMPOUI	Physical Possession 06-02-2024 ⁿ Floor,Rajipa Auction F : HDFC Bank ND,SENAPAT	aGreenlandl Bid Increm I IFSC Coo I BAPAT MA	of Property Flat BUA: 741 Sq. Ft. / Free Hold Residency, Nr.A nces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA	Equitable bhilashaSq wn to ARCII 42 REL- 40001	(EMD) Rs. 2,65,000/- uare,Viratna As mo Payat	Price Rs. 26,50,000/- igarRoad,Moi Not Known entioned in th ble at : Ahmed	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document labad / Par	No. 8)	Co-Borrowe Guarantor Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio Last Datefor sul Demand Draft to
Zinzuvadiya / 0014857 2024C 2,61,549.20/- as Possession 331 Sq. Ft. / 51,000/- 5,10,000/- 02.00 PM 2. The Authorised Offic Kundanben Bharatbhai -003 -019-01-2022 04-01-2023 Free Hold 51,000/- 5,10,000/- 02.00 PM 3. At anystage of the Zinzuvadiya -003 -Trust + further Interest Free Hold 51,000/- 5,10,000/- 02.00 PM 3. At anystage of the Bandhan Bandhan Bandhan Demand Notice Demand Notice 19-01-2022 04-01-2023 Ft. / Free Hold 51,000/- 02.00 PM 3. At anystage of the Description of the Secured Asset being audoned: TPS-9-EWS-W-503,Floor5, C.M.AwasYojna,Opp Drive In Cinema,KalavadRoadAt Munjka,Rajkot(M CORP) 7. The Borrowerl Gua assets, including sta Rajkot Gujarat 360005. - Pending Litigations known to ARCIL Not Known Not Known 6. The particulars spectres responsible / liable f Last Datefor submission of Bid: Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document 7. The Borrowerl Gua Demand Draft to be made in name of: Arcil - 2024C - 003 - Trust Payable at : Ahmedabad /		Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Securec - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Act Bra Name of Contact Person	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd d Asset being a vn to ARCIL of Bid: e in name of: count No.: 0542 anch Address: k	Arcii- SBPS- 042-I- Trust auctioned: SA / 63 / Same da ARCIL S 003500020 (AMALA N	Notice dated Rs. 31,10,216.08/- +as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-1TRUS 19 • Bank Name ILLS COMPOUI kwad - 9867929	Physical Possession 06-02-2024 ^{In} Floor,Rajipa Auction T : HDFC Bank ND,SENAPAT 121(shailesh.	19.02.2025 aGreenlandl Bid Increm a IFSC Con TI BAPAT MA gaikwad@a	of Property Flat BUA: 741 Sq. Ft. / Free Hold Residency, Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyu	Equitable bhilashaSq wn to ARCII 42 REL- 40001	(EMD) Rs. 2,65,000/- uare,Viratna As mo Payat 3 687657072(Price Rs. 26,50,000/- igarRoad,Moi Not Known entioned in th ble at : Ahmed	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document labad / Par	No. 8)	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio Last Datefor sul Demand Draft to RTGS Details:
Description of the Secured Asset being auctioned. TPS9-EWS-W-503,Floor5, C.M.AwasYojna, Opp Drive In Cinema, KalavadRoadAt Munjka, Rajkot (M.CORP.) of ARCL The Attime Rajkot Gujarat 360005. Pending Litigations known to ARCIL Not Known Encumbrances / Dues known to ARCIL Not Known 6. The particulars spectres in the BID document Last Datefor submission of Bid: Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document 7. The Borrower/ Gua Demand Draft to be made in name of: Arcil - 2024C - 003 - Trust Payable at : Ahmedabad / Par 8. In the event, the auc RTGS Details: Account No.: 57500001411165 • Bank Name: HDFC Bank • IFSC Code: HDFC0000542 Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013 4.00013 8(5) of the Rules and	3) Sr. No.	Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secured - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Date for submission Demand Draft to be made RTGS Details: Act Bra Name of Contact Person Name of the Borrower/s/ Guarantor/s / Mortgager/s	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd Asset being a to ARCIL of Bid: a in name of: count No.: 0542 anch Address: k & Number: Sh LAN No. & Selling Bank	Arcil- SBPS- 042-I- Trust Same da ARCIL S 003500020 (AMALA N ailesh Ga	Notice dated Rs. 31,10,216.08/- +as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 2024 2024 2024 2024 2024 2024 20	Physical Possession 06-02-2024 ⁱⁿ Floor,Rajipa Auction T : HDFC Bank ND,SENAPAT 121 (shailesh. Possession type and date	19.02.2025 aGreenlandl Bid Increme a IFSC Con TIBAPAT MA gaikwad@a Date of Inspection	of Property Flat BUA:741 Sq. Ft / Free Hold Residency,Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyus Type of Property and Area/ Nature of Property	Equitable Equitable bhilashaSq wn to ARCII 42 REL- 40001 sh Gupta - 9 Type of Mortgage	(EMD) Rs. 2,65,000/- uare,Viratna As mo Payat 3 687657072(Earnest Money Deposit (EMD)	Price Rs. 26,50,000/- agarRoad,Moo Not Known entioned in th ble at : Ahmed piyush.gupta(Reserve Price	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document labad / Par @arcil.co.in). Date & Time of E-Auction	No. 8) <u>Term</u> 1. TI	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio Last Date for sul Demand Draft to RTGS Details: Name of Contact as and Conditions he Auction Sale is
Pending Litigations known to ARCIL Not Known Encumbrances / Dues known to ARCIL Not Known responsible / liable 1 Last Datefor submission of Bid: Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document 7. The Borrower/ Gua Demand Draft to be made in name of: Arcil – 2024C – 003 – Trust Payable at : Ahmedabad / Par 8. In the event, the auc RTGS Details: Account No.: 57500001411165 · Bank Name: HDFC Bank · IFSC Code: HDFC0000542 Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013 40013 40013	3) Sr. No.	Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secure - 382410. BUA:741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Act Bra Name of Contact Person Name of the Borrower/s/ Guarantor/s / Mortgager/s Bharatbhai Ramsingbhai Zinzuvadiya / Kundanben Bharatbhai Zinzuvadiya	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd d Asset being a m to ARCIL of Bid: a in name of: count No.: 0542 anch Address: K & Number: Sh & Number: Sh LAN No. & Selling Bank 2000201 0014857 Bandhan Bank Ltd.	Arcil- SBPS- 042-I- Trust auctioned: Same da ARCIL S 03500020 (AMALA N ailesh Ga Trust Name Arcil- 2024C -003 - Trust	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-1TRUS ⁻ 19 • Bank Name MILLS COMPOUI kwad - 9867929 Outstanding amount as per SARFAESI Notice dated Rs. 2,61,549.20/- as on 19-01-2022 + further Interest thereon + Legal Expenses Demand Notice	Physical Possession 06-02-2024 "Floor,Rajipa Auction : HDFC Bank ND, SENAPAT 121(shailesh Possession type and date Physical Possession 04-01-2023	19.02.2025 aGreenlandl Bid Increm i IFSC Con I BAPAT MA gaikwad@a Date of Inspection 12.02.2025	of Property Flat BUA: 741 Sq. Ft / Free Hold Residency, Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyus Type of Property and Area/ Nature of Property Flat : BUA: 331 Sq. Ft / Free Hold	Equitable Equitable bhilashaSq wn to ARCII 42 REL- 40001 sh Gupta - 9 Type of Mortgage Registered	(EMD) Rs. 2,65,000/- uare,Viratna As m Payat 3 687657072(Earnest Money Deposit (EMD) Rs. 51,000/-	Price Rs. 26,50,000/- ggarRoad,Moo Not Known entioned in th ble at : Ahmed piyush.gupta(Reserve Price Rs. 5,10,000/-	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document abad / Par @arcil.co.in). Date & Time of E-Auction 10.03.2025 02.00 PM	No. 8) Id Ierr 1. Ti pr 2. Ti 3. A 4. Ti in 5. Ti as	Co-Borrows Guarantor Mortgage Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatid Last Datefor sul Demand Draft to RTGS Details: Name of Contact Is and Condition: he Auction Sale is rocedure set out th he Auction Sale is rocedure set out th he Auction Sale is rocedure set out th he Auction Sale is rocedure set out the he successful pure case of unregiste he intending bidde ssets, including sta
Last Datefor submission of Bid: Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document 7. The BOIL (Enforcement) Rule Demand Draft to be made in name of: Arcil – 2024C–003–Trust Payable at : Ahmedabad / Par 8. In the event, the auc RTGS Details: Account No.: 57500001411165 • Bank Name: HDFC Bank • IFSC Code: HDFC0000542 Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013 8(5) of the Rules and	3) Sr. No.	Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secure - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Acc Bra Name of Contact Person Name of the Borrower/s/ Guarantor/s / Mortgager/s Bharatbhai Ramsingbhai Zinzuvadiya Description of the Secure	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd d Asset being a m to ARCIL of Bid: a in name of: count No.: 0542 anch Address: K & Number: Sh & Number: Sh LAN No. & Selling Bank 2000201 0014857 Bandhan Bank Ltd.	Arcil- SBPS- 042-I- Trust auctioned: Same da ARCIL S 03500020 (AMALA N ailesh Ga Trust Name Arcil- 2024C -003 - Trust	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-1TRUS ⁻ 19 • Bank Name MILLS COMPOUI kwad - 9867929 Outstanding amount as per SARFAESI Notice dated Rs. 2,61,549.20/- as on 19-01-2022 + further Interest thereon + Legal Expenses Demand Notice	Physical Possession 06-02-2024 "Floor,Rajipa Auction : HDFC Bank ND, SENAPAT 121(shailesh Possession type and date Physical Possession 04-01-2023	19.02.2025 aGreenlandl Bid Increm i IFSC Con I BAPAT MA gaikwad@a Date of Inspection 12.02.2025	of Property Flat BUA: 741 Sq. Ft / Free Hold Residency, Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyus Type of Property and Area/ Nature of Property Flat : BUA: 331 Sq. Ft / Free Hold	Equitable Equitable bhilashaSq wn to ARCII 42 REL- 40001 sh Gupta - 9 Type of Mortgage Registered	(EMD) Rs. 2,65,000/- uare,Viratna As m Payat 3 687657072(Earnest Money Deposit (EMD) Rs. 51,000/-	Price Rs. 26,50,000/- ggarRoad,Moo Not Known entioned in th ble at : Ahmed piyush.gupta(Reserve Price Rs. 5,10,000/-	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document abad / Par @arcil.co.in). Date & Time of E-Auction 10.03.2025 02.00 PM	No. 8) 8) Iem 1. TI pr 2. TI 3. A 4. TI in 5. TI aa of	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio Last Date for sul Demand Draft to RTGS Details: Name of Contact as and Conditions he Auction Sale is rocedure set out th he he successful pure is estes, including sta f ARCIL. The Author
RTGS Details: Account. No.: 57500001411165 • Bank Name: HDFC Bank • IFSC Code: HDFC0000542 8(5) of the Rules an Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013 8(5) of the Rules an	3) Sr. No.	Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secure - 382410. BUA:741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Act Bra Name of Contact Person Name of the Borrower/s/ Guarantor/s / Mortgager/s Bharatbhai Ramsingbhai Zinzuvadiya Description of the Secure Rajkot Gujarat 360005.	Selling Bank 418SHL0 9031942 & 418SHL0 9031373 Bajaj Finance Ltd Asset being a m to ARCIL of Bid: a in name of: count No.: 0542 anch Address: K & Number: Sha LAN No. & Selling Bank 2000201 0014857 Bandhan Bank Ltd. d Asset being	Arcil- SBPS- 042-I- Trust auctioned: Same da ARCIL S 03500020 (AMALA N ailesh Ga Arcil- 2024C -003 - Trust Name	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-1TRUS ⁻ 19 • Bank Name MILLS COMPOUI kwad - 9867929 Outstanding amount as per SARFAESI Notice dated Rs. 2,61,549.20/- as on 19-01-2022 + further Interest thereon + Legal Expenses Demand Notice 19-01-2022 - TPS9- EWSM	Physical Possession 06-02-2024 "Floor,Rajipa Auction : HDFC Bank ND, SENAPAT 121(shailesh Possession type and date Physical Possession 04-01-2023	19.02.2025 aGreenlandl Bid Increm i IFSC Con I BAPAT MA gaikwad@a Date of Inspection 12.02.2025 5, C.M.Awas	of Property Flat BUA: 741 Sq. Ft / Free Hold Residency, Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyus Type of Property and Area/ Nature of Property Flat : BUA: 331 Sq. Ft / Free Hold	Equitable Equitable bhilashaSq wn to ARCII 42 REL- 40001 sh Gupta - 9 Type of Mortgage Registered Registered	(EMD) Rs. 2,65,000/- uare,Viratna As m Payat 3 687657072(Earnest Money Deposit (EMD) Rs. 51,000/-	Price Rs. 26,50,000/- garRoad,Moo Not Known entioned in th ble at : Ahmed Price Price Reserve Price S,10,000/-	E-Auction 10.03.2025 12.30 PM ujeNikol,Ahmedaba e BID document abad / Par @arcil.co.in). Date & Time of E-Auction 10.03.2025 02.00 PM	No. 8) Ierm 1. TI 2. TI 3. A 4. TI in 5. TI as of 6. TI re	Co-Borrowe Guarantor/ Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatic Last Datefor sut Demand Draft to RTGS Details: Name of Contact as and Conditions he Auction Sale is rocedure set out th he Aucthorised Offic t any stage of the sets, including stat f ARCIL. The Author he particulars spec responsible / liable f
RTGS Details: Branch Address: KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013	3) Sr. No.	Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secure - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Act Bra Name of Contact Person Name of the Borrower/s/ Guarantor/s / Mortgager/s Bharatbhai Ramsingbhai Zinzuvadiya / Kundanben Bharatbhai Zinzuvadiya Description of the Secure Rajkot Gujarat 360005. Pending Litigations know Last Datefor submission	Selling Bank 418SHL0 9031942 & 418SHL0 9031942 Bajaj Finance Ltd Asset being a m to ARCIL of Bid: a in name of: count No.: 0542 anch Address: k & Number: Shi LAN No. & Selling Bank 2000201 0014857 Bandhan Bank Ltd. d Asset being m to ARCIL of Bid:	Arcil- SBPS- 042-I- Trust auctioned: Same da ARCIL S 03500020 (AMALA N ailesh Ga Arcil- 2024C -003 - Trust Name auctioned: Not Knov	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-1TRUS ⁻ 19 • Bank Name filLLS COMPOUI kwad - 9867929 Outstanding amount as per SARFAESI Notice dated 2,61,549,20/- as on 19-01-2022 + further Interest thereon + Legal Expenses Demand Notice 19-01-2022 - TPS9- EWS-V	Physical Possession 06-02-2024 Possession T: HDFC Bank ND, SENAPAT 121(shailesh Possession type and date Possession type and date Possession 04-01-2023 V-503, Floore Auction	19.02.2025 aGreenlandl Bid Increm i IFSC Con I BAPAT MA gaikwad@a Date of Inspection 12.02.2025 5, C.M.Awas Encumbran	of Property Flat BUA: 741 Sq. Ft / Free Hold Residency, Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyus Type of Property and Area/ Nature of Property Flat : BUA: 331 Sq. Ft / Free Hold Yojna, Opp Driv rcs / Dues kno	Equitable Equitable bhilashaSq wn to ARCII 42 REL- 40001 sh Gupta - 9 Type of Mortgage Registered Registered	(EMD) Rs. 2,65,000/- Uuare,Viratna As mu Payat 3 687657072(Earnest Money Deposit (EMD) Rs. 51,000/- Rs. 51,000/-	Price Rs. 26,50,000/- garRoad,Moo Not Known entioned in th ble at : Ahmed Price Reserve Price S,10,000/- S,10,000/-	E-Auction 10.03,2025 12.30 PM ujeNikol,Ahmedaba e BID document abad / Par @arcil.co.in). Date & Time of E-Auction 10.03,2025 02.00 PM ,Rajkot(M CÖRP), e BID document	No. 8) Term 1. Tr 2. TT 3. A 4. TT 5. TT as of 6. TT re 7. TT	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio Last Datefor sul Demand Draft to RTGS Details: Name of Contact ns. and Conditions he Auction Sale is rocedure set out th he Auction Sale is rocedure set out the he particulars spec- seponsible / liable f he Borrower/ Gua
Name of Contact Person & Number: Shailesh Gaikwad - 9867929121(shailesh.gaikwad@arcil.co.in), Piyush Gupta - 9687657072(piyush.gupta@arcil.co.in). Place: Jamnagar Date: 07.02.2025 <td>3) Sr. No.</td> <td>Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secure - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Act Braatbhai Ramsingbhai Zinzuvadiya Description of the Secure Rajkot Gujarat 360005. Pending Litigations know Last Datefor submission Demand Draft to be made</td> <td>Selling Bank 418SHL0 9031942 & 418SHL0 9031942 Bajaj Finance Ltd d Asset being a m to ARCIL cof Bid: a in name of: count No.: 0542 anch Address: k & Number: Sha LAN No. & Selling Bank 2000201 0014857 Bandhan Bank Ltd. d Asset being m to ARCIL of Bid: a in name of: a in name of: b and ban b ank Ltd. b a</td> <td>Arcil- SBPS- 042-I- Trust auctioned: Same da ARCIL S 03500020 (AMALA N ailesh Ga Arcil- 2024C -003 - Trust Name auctioned: Not Knov Same da Arcil - 2</td> <td>Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-1TRUS⁻ 19 • Bank Name filLLS COMPOUI kwad - 9867929 Outstanding amount as per SARFAESI Notice dated 2,61,549,20/- as on 19-01-2022 + further Interest thereon + Legal Expenses Demand Notice 19-01-2022 - TPS9- EWS-V</td> <td>Physical Possession 06-02-2024 Possession T: HDFC Bank ND, SENAPAT 121(shailesh Possession type and date Possession type and date Possession 04-01-2023 V-503, Floort Auction t</td> <td>19.02.2025 aGreenlandl Encumbran Bid Increm I BAPAT MA gaikwad@a Date of Inspection 12.02.2025 5, C.M.Awas Encumbran Bid Increm</td> <td>of Property Flat BUA: 741 Sq. Ft / Free Hold Residency, Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyus Type of Property and Area/ Nature of Property Flat : BUA: 331 Sq. Ft / Free Hold Syojna, Opp Driv rces / Dues kno ent amount:</td> <td>Equitable Equitable bhilashaSq wn to ARCII 42 REL- 40001 sh Gupta - 9 Type of Mortgage Registered Registered wn to ARCII</td> <td>(EMD) Rs. 2,65,000/- Uuare,Viratna As mu Payat 3 687657072(Earnest Money Deposit (EMD) Rs. 51,000/- Rs.</td> <td>Price Rs. 26,50,000/- garRoad,Moo Not Known entioned in th ble at : Ahmed Price Reserve Price S,10,000/- S,10,000/-</td> <td>E-Auction 10.03,2025 12.30 PM ujeNikol,Ahmedaba e BID document abad / Par @arcil.co.in). Date & Time of E-Auction 10.03,2025 02.00 PM ,Rajkot(M CÖRP), e BID document</td> <td>No. 8) 8) <u>10</u> <u>10</u> 1. TI pr 2. TI 3. AA 4. TI in 5. TI as of 6. TI rer 7. TI 8. In</td> <td>Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio Last Datefor sul Demand Draft to RTGS Details: Name of Contact s. and Conditions: he Auction Sale is rocedure set out th he Authorised Offik t any stage of the he successful pure case of unregiste he intending bidde ssets, including sta f ARCIL. The Autho- he particulars spea sponsible / liable f he Borrower/ Gua Enforcement) Rule the event, the auc</td>	3) Sr. No.	Mortgager/s Pravin Harkbahdur Sawad & Devaki Pravin Sawad Description of the Secure - 382410. BUA: 741 Sq. Ft. Pending Litigations know Last Datefor submission Demand Draft to be made RTGS Details: Act Braatbhai Ramsingbhai Zinzuvadiya Description of the Secure Rajkot Gujarat 360005. Pending Litigations know Last Datefor submission Demand Draft to be made	Selling Bank 418SHL0 9031942 & 418SHL0 9031942 Bajaj Finance Ltd d Asset being a m to ARCIL cof Bid: a in name of: count No.: 0542 anch Address: k & Number: Sha LAN No. & Selling Bank 2000201 0014857 Bandhan Bank Ltd. d Asset being m to ARCIL of Bid: a in name of: a in name of: b and ban b ank Ltd. b a	Arcil- SBPS- 042-I- Trust auctioned: Same da ARCIL S 03500020 (AMALA N ailesh Ga Arcil- 2024C -003 - Trust Name auctioned: Not Knov Same da Arcil - 2	Notice dated Rs. 31,10,216.08/- + as on 30-04-2018 further Interest thereon + Legal Expenses Demand Notice 30-04-2018 Flat No B/403,4 2024 y 2 hours before BPS 042-1TRUS ⁻ 19 • Bank Name filLLS COMPOUI kwad - 9867929 Outstanding amount as per SARFAESI Notice dated 2,61,549,20/- as on 19-01-2022 + further Interest thereon + Legal Expenses Demand Notice 19-01-2022 - TPS9- EWS-V	Physical Possession 06-02-2024 Possession T: HDFC Bank ND, SENAPAT 121(shailesh Possession type and date Possession type and date Possession 04-01-2023 V-503, Floort Auction t	19.02.2025 aGreenlandl Encumbran Bid Increm I BAPAT MA gaikwad@a Date of Inspection 12.02.2025 5, C.M.Awas Encumbran Bid Increm	of Property Flat BUA: 741 Sq. Ft / Free Hold Residency, Nr.A rces / Dues kno ent amount: de: HDFC00005 RG, LOWER PA rcil.co.in), Piyus Type of Property and Area/ Nature of Property Flat : BUA: 331 Sq. Ft / Free Hold Syojna, Opp Driv rces / Dues kno ent amount:	Equitable Equitable bhilashaSq wn to ARCII 42 REL- 40001 sh Gupta - 9 Type of Mortgage Registered Registered wn to ARCII	(EMD) Rs. 2,65,000/- Uuare,Viratna As mu Payat 3 687657072(Earnest Money Deposit (EMD) Rs. 51,000/- Rs.	Price Rs. 26,50,000/- garRoad,Moo Not Known entioned in th ble at : Ahmed Price Reserve Price S,10,000/- S,10,000/-	E-Auction 10.03,2025 12.30 PM ujeNikol,Ahmedaba e BID document abad / Par @arcil.co.in). Date & Time of E-Auction 10.03,2025 02.00 PM ,Rajkot(M CÖRP), e BID document	No. 8) 8) <u>10</u> <u>10</u> 1. TI pr 2. TI 3. AA 4. TI in 5. TI as of 6. TI rer 7. TI 8. In	Co-Borrowe Guarantor, Mortgager Jayesh Bhikhubh Vagadiya / Kapil Bhikhubhai Vaga Description of th Pending Litigatio Last Datefor sul Demand Draft to RTGS Details: Name of Contact s. and Conditions: he Auction Sale is rocedure set out th he Authorised Offik t any stage of the he successful pure case of unregiste he intending bidde ssets, including sta f ARCIL. The Autho- he particulars spea sponsible / liable f he Borrower/ Gua Enforcement) Rule the event, the auc

	Name of the Borrower/			Outstanding	Dessession		Type of		Earnest		
Sr.	Co-Borrower/s/	LAN No. &	Trust	amount as	Possession type and	Date of	Property and	Type of	Money	Reserve	Date & Time of
No.	Guarantor/s / Mortgager/s	Selling Bank	Name	per SARFAESI Notice dated	date	Inspection		Mortgage	Deposit	Price	E-Auction
5	Mortgager/s	0000201	Amil			10.00.0005	of Property	D- ristored	(EMD)		40.02.0005
	Chamanbhai Jivabhai Khakkhar / Jamnaben	2000201 0017172	Arcil – 2024C	Rs. 1,67,675.29/- as	Physical Possession	12.02.2025	Flat :- BUA: 331 Sq. Ft. /	Registered	Rs. 28,500/-	Rs. 2,85,000/-	10.03.2025 02.30 PM
1 1	Chamanbhai Khakkhar)	0011112	-003	on 15-06-2023+		1 1	Free Hold	1 '	20,000/-	2,00,000/-	UZ.JU FIVI
1 1	l	1 '	- Trust	further Interest		1 1	1	1 '	1 /	1 /	1
1 1	1	1 '	1	thereon + Legal		1 1	í '	1 '	1 /	1 /	1
1 1	1	1!	.l '	Expenses		1 1	1 /	1 '	1 /	1 /	1
1 1	1	Bandhan	1 '	Demand Notice	'	1 1	1 '	1 '	1 /	1 /	1
1 1	Description of the Secured	Bank Ltd.	' _{تا} بر ا	15-06-2023	ا بر در ا	ا ، ا	L	1	L!	.l	
			1		_	1					Rajkot360005
	Pending Litigations know		Not Knov	wn		Encumbran	nces / Dues know	wn to ARCI		Not Known	
	Last Datefor submission	of Bid:	Same da	ay 2 hours before	Auction	Bid Increm	ent amount:		As me	entioned in th	ne BID document
	Demand Draft to be made	in name of:	Arcil – 20	024C-003-Trus	st				Payat	ble at : Ahmed	labad / Par
	IRTGS Details.			65 · Bank Name							
	Bra	nch Address: K	AMALA N	MILLS COMPOUN	ND,SENAPAT	I BAPAT MA	RG , LOWER PA	REL- 40001	13		
	Name of Contact Person &	& Number: Sha	ailesh Gai		121(shailesh.	gaikwad@a	rcil.co.in), Piyus	sh Gupta - 9	687657072(piyush.gupta@	@arcil.co.in).
	Name of the Borrower/		[]	Outstanding	Possession		Type of		Earnest		
Sr.	Co-Borrower/s/	LAN No. &	Trust	amount as	tune and	Date of	Property and	Type of	Money	Reserve	Date & Time of
No.	Guarantor/s /	Selling Bank	Name	per SARFAESI Notice dated	date	Inspection		Mortgage	Deposit	Price	E-Auction
	Mortgager/s Devraj Lakhamanbhai	2000201	Aroil	Rs.		12.02.2025	of Property	Deviatorod	(EMD)	Rs.	10.03.2025
1 1	Gosai / Manguben	2000201 0018842	Arcil – 2024C	1	Physical Possession	12.02.2020	Flat :- CA: 301 Sq. Ft. / Free	Registered	Rs. 45,000/-	Rs. 4,50,000/-	03.00 PM
	Lakhamanbhai Gosai	0010042	-003	on 28-10-2022		1 1	Hold	1 '	40,000/	4,00,000,	00.001 1
	1	1 '	- Trust	+ further Interest		1 1	1 '	1 '	1 1	1 '	1
	1	1 '	1 '	thereon + Legal	'	1 1	í '	1 '	1 /	1 /	1
	1	1!	1 '	Expenses	'	1 1	1 '	1 '	1 1	1 '	1
	1	Bandhan	1 '	Demand Notice	'	1 1	1 1	1 '	1 /	1	1
	Description of the Secured	Bank Ltd.	[!	28-10-2022			Chivdharas	`iot Mort	Dood 3600	1	
			1		KIVICAwasit			,			AJKOL
	Pending Litigations know		Not Knov			i	nces / Dues know	wn to ARCII		Not Known	
1 1	Last Datefor submission			ay 2 hours before		Bid Increme	ent amount:				ne BID document
	Demand Draft to be made			024C-003-Trus					Payar	ble at : Ahmed	abad / Par
	IRTGS Details.			65 · Bank Name							
	Bra			WILLS COMPOUN							
	Name of Contact Person &	& Number: Sha	ailesh Gar		121(shailesh.	gaikwad@a	· · · ·	sh Gupta - 9	n n	piyush.gupta@	@arcil.co.in).
	Name of the Borrower/		l /	Outstanding	Possession	1 !	Type of		Earnest	- /	
Sr.	Co-Borrower/s/ Guarantor/s /	LAN No. &	Trust	amount as per SARFAESI	tune and	Date of	Property and	Type of	Money	Reserve	Date & Time of
No.	Mortgager/s	Selling Bank	Name	Notice dated	date	Inspection	Area/ Nature of Property	Mortgage	Deposit (EMD)	Price	E-Auction
7)	Harshadbhai Arvindbhai	2000201	Arcil –	Rs.	Physical	12.02.2025		Registered		Rs.	10.03.2025
	Parghi / Kanchanaben	0016503		8,79,452.32/- as			605 Sq. Ft. /	Ticyloidion	62,000/-	6,20,000/-	03.30 PM
	Arvindabhai Paraghi		-003	on 05-06-2023			Free Hold	1 '		1	
	- ,	1 '	- Trust	+ further Interest	t	1 1	1 1	1 '	1 /	1	1
	1	1	1 '	thereon + Legal	'	1 1	1 1	1 '	1 !	1 '	1
1 1	1		1 '	Expenses	'	1 1	1 1	1 '	1 /	1	1
1 1	1	Bandhan Bank Ltd.	1 '	Demand Notice 05-06-2023	'	1 1	1 '	1 '	1 1	1 '	1
	Description of the Secured		I !		l eerSavarkar	Township.N	Ir Oscarcity Sac	huvasvanil	L	kot360001	۰۱
	Pending Litigations know		Not Knov		50100101		nces / Dues know			Not Known	
	Last Datefor submission			ay 2 hours before	Austion	1	ient amount:	WIT to Arron			ne BID document
1 1						Biu increm	ant amount.				
	Demand Draft to be made			024C-003-Trus		1500.00		- 10	Payau	ble at : Ahmed	abad / Par
	IRTGS Details.			65 • Bank Name WILLS COMPOUN					12		
										(- in the autor	
	Name of Contact Person &	& Number: Jone	allesn Gan	ikwad - 98679291	121(\$Пашеън. Т	gaikwauwa	· · · ·	sh Gupta - J	<u> </u>	piyusn.yupia@ T	garcii.co.iii).
e,	Name of the Borrower/ Co-Borrower/s/	LAN No. &	Truct	Outstanding amount as	Possession	Data of	Type of Property and	Tuno of	Earnest	Deserve	Data & Timo of
Sr. No.	Guarantor/s /	LAN No. & Selling Bank	Trust Name	per SARFAESI	tune and	Date of Inspection	Property and Area/ Nature	Type of Mortgage	Money Deposit	Reserve Price	Date & Time of E-Auction
NO.	Mortgager/s	Selling Dank	Name	Notice dated	date	Inspection	of Property	Mongage	(EMD)	FILE	E-Auction
8)	Jayesh Bhikhubhai	2000201	Arcil –	Rs.	Physical	12.02.2025		Registered	· · /	Rs.	10.03.2025
1 1	Vagadiya / Kapil	0016167	2024C	2,92,417.23/- as	Possession		331 Sq. Ft. /	ľ	28,500/-	2,85,000/-	04.00 PM
	Bhikhubhai Vagadiya	1 '	-003	on 13-09-2021	23-04-2022	1 1	Free Hold	1 '	1 /	1	1
	1	1 '	- Trust	+ further Interest		1 1	1 '	1 '	1 1	1 '	1
	1	1 '	1 '	thereon + Legal Expenses	'	1 1	1 1	1 '	1 /	1	1
	1	Bandhan	1 '	Demand Notice	'	1 1	1 1	1 '	1 1	1 '	
	1	Bank Ltd.	1 '	13-09-2021	'	1 1	1 1	1 '	1 /	1	1
	Description of the Secured		auctioned:		I rd floor, Wing,	J, Virsavarka	arNagar,Mukhy	amantriAav	/asYojna(RU	JDA),Munjka,	Rajkot360005
	Pending Litigations know	<u> </u>	Not Knov				nces / Dues know			Not Known	
1 1	Last Datefor submission			ay 2 hours before	Auction		ient amount:				ne BID document
1 1	Demand Draft to be made			024C-003-Trus			filt amount.			ble at : Ahmed	
				65 • Bank Name				- 10	1 0 9 0 0	/le at . Annoa	abau / Fai
	IRTGS Details.			VILLS COMPOUN					13		
	Name of Contact Person &	· · · · · · · · · · · · · · · · · · ·								/nivush aupta/	@arcil.co.in)
<u> </u>		X Humber. Jon-	1110011 00		121(01000000	yainwasee	- Gil. GO. inj, 1 . j = -		0010010.2	Jiyuon.gap.a.c	garon.oo.my.
	ns and Conditions:		- stion	"	'//our		-l -a nor the	T	0 Homo c		t and as not the
	he Auction Sale is being cor rocedure set out therein.	iductea triiougi i	e-aucuon	inrougn tile webs	site https://auu	Jon.arcii.co.ii	and as per une	lennsanuv	JONAILIUI IS UI	the Bla Down	ment, and as per une
	he Authorised Officer ("AO")		~t ha hald	reconcible for in	tomat conner		t nonhame eve	hom ansch dr	www.nowerfs	vilume atc	
	t any stage of the auction, th	,									at any prior notice
	he successful purchaser/bid			-							
	case of unregistered mortg		, ,		1 2 / 1				· ·	, 0	, 00
	he intending bidders should		•		•						
	ssets, including statutory du										
	f ARCIL. The Authorized Offi		0						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		· · · · · · · · ·
6. Th	he particulars specified in th	ne auction notice	published	in the newspape			0		undersigned;	, however, und	ersigned shall not be
re	esponsible / liable for any em	or, misstatemen	ıt or omiss ⁱ	ion.							
7. Tr	he Borrower/ Guarantors/ N	00			0	s, shall treat	this Sale Notice	e as a notio	e under Rule	vs 8 and 9 of 1	the Security Interest
7. Tr (E	he Borrower/ Guarantors/ N Enforcement) Rules, about th 1 the event, the auction sche	he holding of the	e above me	entioned auction s	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.

Ref No. Arcil/Ahm/Lgl/24-25/530 TERMS AND CONDITIONS OF INVITATION AND SALE

Asset Reconstruction Company (India)Limited ("Arcil") The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai- 400 028.

Acting in its capacity as Trustee of Arcil-2024C-003-Trust set up in respect of financial assistance pertaining to BHARATBHAI RAMSINGBHAIZINZUVADIYA / KUNDANBEN BHARATBHAI ZINZUVADIYA / 20002170000744 / Bandhan Bank Ltd.

Sale on "As is where is, As is what is and Whatever there is" basis of the Secured Assets (*defined below*) under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Securitisation Act") read with the Security Interest (Enforcement) Rules, 2002 ("Rules").

In exercise of the powers conferred under the Securitisation Act read with the Rules, the Authorised Officer of Arcil/Selling Bank issued a Demand Notice dated 19-01-2022 under section 13(2) of the Securitisation Act calling upon the BHARATBHAI RAMSINGBHAI ZINZUVADIYA / KUNDANBENBHARATBHAIZINZUVADIYA to pay the secured debt of Rs. 261549.20/- as on 19-01-2022 with further interest, costs, other charges and expenses thereon from 19-01-2022. As the Borrower and/or guarantor failed to make payment despite receipt of the Demand Notice on 19-01-2022, the Authorised Officer took possession of the Secured Assets under the Securitisation Act on 04-01-2023 after complying with all legal formalities and applicable procedure. The Authorised Officer of Arcil is entitled to sell the Secured Assets by virtue of powers conferred upon him under section 13(4) of Securitisation Act read with Rule 9 of the Rules. The proposed sale is intended to be carried out by inviting tenders/bids from public on "As is where is, As is what is and Whatever there is" basis and on such terms and conditions enclosed herewith. The Notice of Sale was published in Business Standered - English and Financial Express -Gujarati on 07-02-2025. In pursuance thereof, tender/bids are hereby called from the intending purchasers for the proposed sale of the Secured Assets, on the details set-forth hereunder:

DETAILS OF THE PROPOSED SALE

1. Name of the Borrower/Guarantor/Mortgagor – <u>BHARATBHAI RAMSINGBHAI</u> <u>ZINZUVADIYA</u>

Description of the Secured Assets	Reserve Price (Rs.)	Earnest Money Deposit ("EMD") (Rs.)	Name of the Owner / Mortgagor/Hyp othecator
Immovable Property			
64-67/1 TO 18/16, Gokul Park, Bh Manda Dungar, Aji Dem Chowkdi Bhavnagar Road Mahika, Rajkot, Gujarat 360003. Land Area : 600 Sq. Ft. BUA: 617 Sq. Ft	5,10,000/-	5,10,00/-	<u>Bharatbhai</u> <u>Ramsingbhai</u> <u>Zinzuvadiya</u>
Total	5,10,000/-	5,10,00/-	

2. Description and full particulars of the Secured Assets

3. An indicative timeline is given below to assist the Offeror in planning their schedule. It may be noted that the timeline is indicative and subject to changes at the sole discretion of Arcil without assigning any reasons.

Sr. No.	Activity	Indicative Date
1	Collection of TERMS OF INVITATION	07-02-2025 to 10-03-2025
	AND SALE from Arcil office	
2	Site visits	06-02-2025
3	Submission of the Offer along with	07-02-2025 to 10-03-2025 (2
	the EMD	hours before auction time) (both
		dates inclusive) during office
		hours
4	Date and time of opening of the Offer	10-03-2025/ 02:00 PM
5	Venue for opening of Offer	610, Sun Square, Near Hotel
		Regenta Central, Off C. G. Road,
		Navrangpura, Ahmedabad - 380
		006, Gujarat
6	Inter se bidding (E-auction), if	Such extended time as may be
	required	decided by the Authorized officer

4. Encumbrances/liabilities known to Arcil:

Sr No.	Particulars	Amount in Crore
1.	Income Tax	NA
2.	VAT	NA
3.	Public Deposits	NA
4.	TDS	NA
5.	CST	NA
6.	ESIC	NA
7.	Custom Duty	NA
8.	PF	NA
9.	Profession Tax	NA
10.	Service Tax	NA
Total		

Sources of information:

Sr. No. 1: As per notice dated [•] u/s 142(1) of Income Tax Act, 1961.

Sr. No. 2–10: As per audited annual report for FY [•] of the Borrower.

5. The incremental bid range for auction over and abvove of Reserve Price shall be as under- .

Reserve Price Range	# Minimum Incremental Bid amount
Upto 5.00 Lacs	0.01 Lacs

5.01 - 25.00 Lacs	0.05 Lacs
25.01 – 50.00 Lacs	0.20 Lacs
50.01 Lacs – 1.00 Crores	0.25 Lacs
1.01 – 5.00 Crores	0.30 Lacs
5.01 – 10.00 Crores	0.50 Lacs
10.01 – 50.00 Crores	1.00 Lacs
50.01 – 100.00 Crores	5.00 Lacs

6. #The minimum incremental bid amount shall not be modified/ altered /changed during the auction Apart from the encumbrances mentioned, Arcil is not aware of any other pending/outstanding statutory and/or any other dues or encumbrances of any kind whatsoever.

7. The sale proceeds shall be distributed in accordance with the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 or other applicable laws.

For Asset Reconstruction Company (India) Ltd Authorized Officer Date: 07-02-2025

TERMS AND CONDITIONS OF INVITATION AND SALE

- 1. The persons interested in submitting quotations/offers **on "As is where is, As is what is and Whatever there is" basis** shall submit offers (such person giving the quotation/offer is herein after referred to as "**Offeror**" and the quotation/offer given is hereinafter referred to as "**Offer**") for purchase of the Secured Asset.
- 2. The Offers should be submitted only in the prescribed Offer Form given in the Schedule I hereto and should be accompanied by the Declaration given in Schedule II. The Offeror would be required to submit the credit worthiness of its net worth, in the form and manner acceptable to Arcil. The Offers in duly completed Offer Form. the Declaration and the Demand Draft/Pay Order/ NEFT/ RTGS drawn on a scheduled Bank in favour of "Arcil-2024C-003-Trust", payable at Ahmedabad towards the Earnest Money Deposit ("EMD") as per clause 3 below together with the credit worthiness certificate, should be put in an envelope which should be sealed & super scribed with words "Offer from M/s./Mr./Mrs./Ms. forpurchase of the Secured Asset of BHARATBHAI RAMSINGBHAIZINZUVADIYA and the said envelope should be submitted to the Authorised Officer at Asset Reconstruction Company (India) Ltd., 610, Sun Square, Near Hotel Regenta Central, Off C. G. Road, Navrangpura, Ahmedabad - 380 006, Gujarat. on or before by 10.00 a.m. Any Offer not in the prescribed Offer Form or submission of any incorrect information may be treated as invalid and no correspondence shall be entertained any further by Arcil in this behalf.
- 3. All the Offers submitted must be accompanied by the Earnest Money Deposit as stated above by way of pay-order/demand draft drawn on a Scheduled Bank in favour of "Arcil-2024C-003-Trust" payable at Ahmedabad. The EMD shall be returned to the unsuccessful Offerors within 7(seven) working days of the date of auction however all tenderers/Offerors shall keep their tender/Offer valid/open for acceptance for a period of 30 (Thirty) days from the date of auction. The EMD shall not carry any interest, in case refund of EMD is delayed for any reason whatsoever. The EMD shall not be refundable in case of a successful Offer and shall be adjusted against the purchase consideration.
- 4. The Offerors who are interested in inspection of the Secured Assets may contact the Authorised Officer by giving at least 2 (two) working days' advance notice to the Authorised Officer for a site visit from <u>12-02-2025</u>(10 am to 5 pm). The person deputed for inspection by the Offeror should carry with him/them appropriate authorizations on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused. It is to be noted that not more than one inspection per Offeror will be permitted by Arcil and any cancellation at the behest of the Offeror shall not entitle such Offeror for a reschedulement of the inspection of the Secured Assets, unless otherwise desired or agreed upon by Arcil.
- 5. The Authorised Officer will evaluate the Offers received from the prospective buyers/Offerors and the decision of Arcil/Authorised Officer in this regard shall be final and binding on the Offer. By accepting this document, the Offeror undertakes not to question, challenge, raise issues in any court of law, tribunal or forum relating to the sale of the Secured Assets.

- 6. Any discussions or any clarifications sought with respect to an Offer will not constitute, nor should be construed to mean, an invitation or commitment by the Authorised Officer/Arcil to enter into any agreement, undertaking or covenant with the Offeror in relation to the sale of the Secured Assets. It is clarified that no unsolicited correspondence, of any nature, shall be entertained by the Authorised Officer/Arcil and Arcil is not obliged to respond to questions or to provide clarifications sought by the Offer.
- 7. The Offer shall be opened and thereafter, each Offeror including online participants will be allotted a user ID and password for the E-auction and the Offerors may be invited to raise/revise their Offer upwards in the inter-se bidding to be held after opening all the bids on <u>10-03-2025</u>Such inter-se bidding to start from 02.00 p.m. on <u>10-03-2025</u>. The Authorised Officer/Arcil may seek further clarifications/discussions on the Offer submitted by the Offeror at any point of time till conclusion of the sale of the Secured Assets in favor of the successful Offeror.

Note: Online participants may visit our website: www.arcilco.in for information on E-Auction and bidding process and/or contact Mr. Piyush Gupta. Mb no: 9687657072, Mr Shailesh Gaikwad Mb. no. 9867929121.

Reserve Price Range	# Minimum Incremental Bid amount
Upto 5.00 Lacs	0.01 Lacs
5.01 - 25.00 Lacs	0.05 Lacs
25.01 – 50.00 Lacs	0.20 Lacs
50.01 Lacs – 1.00 Crores	0.25 Lacs
1.01 – 5.00 Crores	0.30 Lacs
5.01 – 10.00 Crores	0.50 Lacs
10.01 – 50.00 Crores	1.00 Lacs
50.01 – 100.00 Crores	5.00 Lacs

8. The incremental bid range for auction over and abvove of Reserve Price shall be as under- .

#The minimum incremental bid amount shall not be modified/ altered /changed during the auction

9. The successful Offeror shall be required to pay minimum 25% of the purchase consideration immediately or latest by next working day by handing over the Demand Draft/Pay Order/ NEFT/ RTGS in favour of "Arcil-2024C-003-Trust " payable at Ahmedabad and the balance 75% of the purchase consideration within 15 (fifteen) days therefrom or such period as may be agreed upon with Arcil. In the event of any default in payment of purchase consideration in full, or if the sale is not completed by reason of any default on the part of the successful Offeror or for reasons beyond the control of the Authorised Officer/Arcil, the Authorised Officer shall be entitled to forfeit all the moneys/purchase consideration including EMD paid by the successful Offeror and put up the Secured Assets for resale/disposal. Further, all costs, charges and expenses (in whatever nature including legal and other fees) incurred by Arcil, on account of such resale, shall be borne by the defaulting successful Offeror(s) who shall also be bound to make good any deficiency arising on such resale. However, such defaulting successful Offeror(s) shall neither be entitled to make any claim against

Arcil in the event the Secured Assets is put up for resale on the terms and conditions as may be decided by Arcil in its own discretion

- 10. Arcil will obtain a certificate from an independent agency / vendor with respect to Successful bidder/ Offeror whether such Successful bidder is compliant of S -29A of IBC,2016. Upon such successful bidder/ Offeror is found non compliant of the S -29A, then Arcil shall have every right to cancel the auction and refund the amount deposited by such successful bidder.
- 11. The contract shall be treated as having been entered into as soon as the "Letter of Confirmation of Sale" is issued by the Authorised Officer of Arcil to the highest successful Bidder/Offeror. If such bidder is found compliant under S -29 A of IBC.
- 12. The adjudication of stamp duty, payment of stamp duty, registration charges, cess, GST (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Assets shall be borne by the successful Offeror. Non-payment of any of such costs shall entail Arcil to take such steps to repossess the Secured Assets and put up the same for resale under applicable law.
- 13. The Offeror shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source (TDS), as applicable under the Section 194-IA and Section 206C(1H)of the Income Tax Act, 1961 for the sale of immovable and movable assets respectively and shall furnish a certificate of deduction of TDS in Form 16 to Arcil. Such TDS shall be considered a part of the Offer made by the Offeror. The successful bidder may obtain a copy of the PAN of the borrower from the authorized officer post confirmation of the sale in his/ its favour.
- 14. The transfer of the Secured Assets to the successful Offeror shall be effected by the Authorised Officer by execution of the Sale Certificate as per the format given in Schedule IV hereto in accordance with the Security Interest (Enforcement) Rules, 2002. It is hereby agreed that issuance of Sale Certificate in terms of the foregoing shall take place only upon receipt and realisation from the successful Offeror of the entire purchase consideration, and execution of Deed of Indemnity and receipt of deduction of TDS in Form 16B as detailed in Paragraph 12, as stipulated below, and such other documents as may be deemed necessary by the Authorised Officer, including adjudication and payment of stamp duty and an amount of Rs. 5000/-towards Registration Expenses/charges etc. by the successful Offeror, and compliance of the terms, *in toto*, of the bid documents.
- 15. From the date of execution of Sale Certificate of the Secured Assets, the successful Offeror shall be liable for all future litigations and liabilities with respect to the Secured Assets along with the risks and costs as regards any loss or damage to the Secured Assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever shall be that of the successful Offeror and neither Arcil nor the Authorised Officer shall be liable for any such loss or damages.
- 16. The successful Offeror(s) shall be required to give an indemnity as per Schedule III and keep Arcil indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Arcil for the enforcement of this indemnity), which Arcil may suffer as a result of any failure on

part of the successful Offeror in complying with the terms hereof or any third party interested in the Secured Assets and to meet and clear any such liabilities, encumbrances and dues or any claim, proceedings, litigations, made by any person related or unrelated to the Secured Assets in respect of such liabilities, encumbrances and dues. In no event, shall Arcil be liable for any loss for the transactions by business, revenues, profit, costs direct and incidental, consequential or punitive damages of any claim.

- 17. The Authorised Officer/Arcil does not make any representation as to the correctness, validity or adequacy, sufficiency or otherwise of any information set-out herein, including the information pertaining to the liabilities, encumbrances and dues. The Offerors, in order to protect their individual interests, are advised to verify the Secured Assets, conduct due diligence at their own costs in respect of the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders to their satisfaction before submitting the Offers. Any Offer made shall be deemed to have been submitted after complete satisfaction of title thereto and or all claims there-against and only upon having conducted due & proper inspection of the Secured Assets, and hence the Offeror shall not be entitled to make any claim or requisition or raise any query/objection vis-à-vis Authorised Officer/Arcil as to the title or condition of the Secured Assets or any part thereof or any dues/taxes/levies irrespective as to whether disclosed or undisclosed.
- 18. All the conditional and contingent Offers shall be treated as invalid.
- 19. All Schedules referred herein shall form an integral part of the Terms and Conditions of Invitation and Sale.
- 20. The successful Offeror(s) shall be bound by the regulations of the local/any other authority, as applicable in regard to the use of the Secured Assets in question. The successful Offeror(s) shall be deemed to purchase the property with full knowledge of and subject to all the reservations, if any, in the Master Plan and/or Development Plan or Draft Development Plan or Town Planning Scheme affecting the said property and consent, including permission of the Competent Authority and/or under the Provisions of the Urban Land (Ceiling & Regulation Act) if any required, from the concerned authorities, departments, entities under relevant laws, bye laws, acts, rules, regulations, notifications. Neither Arcil nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the assets offered for sale.
- 21. The bidders/offerers should satisfy themselves on the title, ownership, and statutory approvals etc. before participating in the auction. Arcil shall not be liable for any dues/charges including outstanding water/service charges, transfer fees, contribution to the building repair fund, electricity dues, dues / arrears of the Municipal Corporation/local authority/society/builder, land & development office dues, statutory dues, taxes and/or dues of any other nature, if any, in respect of the Secured Asset. Arcil does not undertake any responsibility to procure any permission/license etc. in respect of the Secured Asset offered for sale.
- 22. The Offeror shall not be entitled to withdraw or\ cancel Offer once submitted.
- 23. The Authorised Officer reserves its right to reject any or all Offers without assigning any reason and in case all the Offers are rejected, either to hold negotiations with any

of the Offeror or sell the Secured Assets through different mode with any of the Offeror or any other party/parties or invite fresh Offers or through any other process. The Authorised Officer also reserves its right to cancel/defer this sale process or amend/modify/delete the terms and conditions of sale without assigning any reason thereof case and shall have right to issue addendum/corrigendum as required at any stage before confirmation of the sale and in that event, in his/her absolute discretion, to follow a different method for sale of the Secured Assets or to adopt or resort to any other remedy available to it for recovery of its dues. The decision of the Authorized Officer shall be final and binding on all the Offerors.

- 24. All costs, expenses and liabilities incurred by each Offeror in connection with the transaction, including (without limitation) in connection with due diligence, preparation and/or submission of the Offers, including fees and expenses of its own advisors, if any, shall be borne and paid by such Offeror, whether its Offer is accepted or rejected for any reason, and Arcil does not assume any liability whatsoever in this connection.
- 25. If the dues of the Secured Creditor secured by the Secured Assets put up for sale together with all costs, charges and expenses incurred by Arcil are tendered to the satisfaction of Arcil by or on behalf of the Borrower or guarantor(s) at any time before the date fixed for sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.
- 26. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation Act and the rules framed thereunder.
- 27. The information in respect of the said Secured Assets and dues specified hereinabove have been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.
- 28. The Offeror/successful Offeror(s) shall furnish to the satisfaction of Arcil, information regarding the source of its funds (direct or indirect). Any falsehood, inaccuracy or incompleteness in this regard in any respect by an Offeror/successful Offeror(s), shall lead to disqualification of such Offeror.
- 29. Removal of encroachments and/or unauthorized tenants/constructions, if any, on the Secured Assets as also resolution of the pending litigation including any title dispute if any in respect of the Secured Assets shall be the sole responsibility of the successful Offeror (s) and Arcil does not undertake any responsibility in this regard.
- 30. Disputes, if any, shall be subject to jurisdiction of <u>Ahmedabad</u> Courts/Tribunals only.
- 31. Any expenses (by whatever name called) incurred towards moving, handling, relocating, transporting demarcation, in respect of any action related to the Secured Assets and any other incidental expenses including insuring labourers for the same shall be borne by the successful Offeror (s) and Arcil shall not be liable for the same.

32. The Offeror shall comply with the requirements of the internal KYC Policy of Arcil. In acceptance:

Signature and Seal of the Offeror:

Schedule I OFFER FORM

1.	Name of the Borrower	BHARATBHAI RAMSINGBHAI ZINZUVADIYA
2.	Description of the properties	Secured Assets as mentioned in the 'Document for Terms of Invitation and Sale' under reference no. 2 and dated <u>07-02-2025</u> issued by Arcil.
3.	Name and address of the Offeror (In case of company/firm please give names of Directors/Partners)	
4.	Identification Proof enclosed (self- attested)	PAN CARD - Adhar Card –
5.	Lot No:	
6.	Offer amount*	RS/- Rupees
7.	Details of Earnest Money Deposit (EMD)	Draft No Dated - Drawn on - Payable at -
8.	Signature(s)	FORMR./MRS/M/S
		Name & designation Of the Authorised signatory

*We are aware that the Secured Assets of the Borrower/ Guarantor/ Mortgagor are being sold on "AS IS WHAT IS, AS IS WHERE IS AND WHATEVER THERE IS" and non-recourse basis. All the known and unknown liabilities, encumbrances, any dues of authorities and departments, statutory or otherwise, if applicable, shall be to our account and we shall be solely responsible and liable to bear and satisfy all those liabilities, encumbrances and dues including any pending/outstanding dues such as water/electricity/service charges, transfer fees, dues of the Municipal Corporation/local authority dues, taxes. in case we are declared as the successful Offeror. Accordingly, we are aware that the sale proceeds shall be appropriated by Arcil only towards the dues of Secured Creditor (as defined under Securitisation Act) in accordance with the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 or other applicable laws and shall not be subject to any other dues, liabilities, encumbrances including but not limited to mentioned hereinabove. We have gone through and analysed the liabilities, encumbrances and dues known to Arcil as a Secured Creditor, to the best of its knowledge which have been disclosed in the terms and conditions enclosed herewith.

We are also aware and confirm that Arcil/Authorised Officer have not made any representation as to the correctness, validity or adequacy or otherwise of any such information pertaining to such liabilities, encumbrances and dues. We have ascertained all liabilities, encumbrances and dues and have carried out our own due-diligence for the purpose, before submitting this Offer. Arcil/Authorised Officer shall not be in any way liable for anything pertaining to the same.

Enclosures:	(i)	DD/Pay	Order/ NEFT/ RTG	S No	Dated:
		Drawn	On Bank	Payable at _	

- (ii) Address Proof:
- (iii) A copy of the Document for Terms of Invitation and Sale duly signed by the Offeror on every page.

Schedule II DECLARATION

Date:

To, **Asset Reconstruction Company (India) Ltd** 610, Sun Square, Near Hotel Regenta Central, Off C. G. Road, Navrangpura, Ahmedabad - 380 006, Gujarat

Re: Offer for purchase of Secured Asset of Mr./Ms./ M/s BHARATBHAI RAMSINGBHAI ZINZUVADIYA pursuant to the 'Document for Terms of Invitation and Sale' issued by Authorised officer of Asset Reconstruction Company (India)Limited ("Arcil") <u>01-02-2025</u>

Dear Sirs,

I/We, the Offeror do hereby state that, I/We have read the entire terms and conditions of the 'Document for Terms of Invitation and Sale' and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.

I/We further declare that I/We intend to purchase the Secured Assets from the Authorised Officer of Arcil acting in its capacity as Trustee of <u>Arcil-2024C-003-Trust</u> set up in respect of the Secured Assets pertaining to Mr./Ms./ M/s **BHARATBHAI RAMSINGBHAI ZINZUVADIYA**, the information revealed by me/us in the offer is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case the Earnest Money Deposit paid by me/us shall be forfeited by Arcil and Arcil will be at liberty to annul the offer made by me/us at any point of time.

I/We agree, in the event of acquisition of the Secured Assets, not to engage in any activity of hazardous/prohibited items as specified by Government of India from time to time.

I/We also agree that after my/our offer for purchase of the Secured Assets is accepted by Arcil and I/we fail to accept or act upon the terms & conditions of the offer letter or I/We am/are not able to complete the transaction within the time limit specified in the offer confirmation letter for any reason whatsoever and/or fail to fulfill any/all the terms & conditions, the Earnest Money Deposit and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited by Arcil and that Arcil has also a right to proceed against me/us for specific performance of the contract, if so desired by Arcil.

The Offeror undertakes that the aforesaid declaration is true, valid and genuine and that the Offeror or any other person acting jointly with the Offeror or in consert with the Offeror does not fall within the purview of "Connected Person" as defined under the provisions of the Insolvency and Bankrutpcy Code, 2016 (Code).

The Offeror further undertakes that it meets the criteria and requirements as set out in Section 29A of the Code and that it shall make full disclosure in respect of itself and all its connected persons as per the provisions of the Code and the rules and regulations framed thereunder. The Offeror understands that Arcil may evaluate his Offer basis the confirmations, representations and warranties provided by the Offeror under this declaration and in the event any of the above statements are found to be untrue or incorrect, then the Offeror

unconditionally agrees to indemnify and hold harmless Arcil against any losses, claims or damages incurred by Arcil on account of ineligibility of the Offeror .

Yours faithfully,

Signature of Offeror	
Authorised Signatory	
Mr./Mrs/.M/s.	

(Rubber stamp of the company/firm-If)

Name of the Offeror			
Address of Registered Office	:		
Residence	:		
Tel.No. (Office)	:		
Fax No.	:		
E-mail address	:		
Mobile No.	:		

<u>N.B.</u> In case of firms/companies, the above details to the extent applicable, be given in respect of key/concerned person.

Schedule III DEED OF INDEMNITY (Stamp duty for deed of Indemnity shall vary state wise)

This DEED OF INDEMNITY executed at _____on this _____day of [•] by:

[-]

(Hereinafter referred to as "**the Purchaser**", which expression shall include its successors and assigns)

In favour of:

Asset Reconstruction Company (India) Limited, is a company incorporated under the Companies Act, 1956 and registered as Securitisation and Asset Reconstruction Company with Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ("Securitisation Act") and having its registered office at The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai-400 028, in the state of Maharashtra, India (hereinafter referred to as "Arcil" which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and assigns and whether acting as such or in its capacity as trustee of Arcil-2024C-003-Trust set up in respect of financial assistance pertaining to BHARATBHAI RAMSINGBHAI ZINZUVADIYA.

- A. Whereas Arcil has, pursuant to the measures taken under Section 13(4) of the Securitisation Act, taken possession of the Secured Assets of the Borrower being **BHARATBHAI RAMSINGBHAI ZINZUVADIYA** Whereas the Authorized Officer of Arcil confirmed offer on behalf of Arcil in favour of ______ which is subject to terms and conditions contained in the Schedule IV of the Sale Certificate.
- **B**. Whereas as covenants of the Documents for Terms of Invitation and Sale ("**Bid Document**") and 'sale certificate' state that "The adjudication of stamp duty, payment of stamp duty, registration charges, (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Assets shall be borne by the Purchaser. Non-payment of stamp duty under prevailing laws, rules and regulations notifications shall entail Arcil to take such steps to repossess the Secured Assets and put up the same for sale under applicable law."
- C. Whereas the Bid Document and sale certificate further state that "the said assets are being sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" and non-recourse basis. Further, Arcil does not accept/undertake any responsibility for any pending/outstanding statutory dues and anv other dues such as water/electricity/service charges, transfer fees, dues of the Municipal Corporation/local authority dues, , taxes including excise dues, sales tax or any other cess, or any other dues or any other duties, levies by whatever name it is called including interest, etc. if any. The Secured Assets are being sold *[with all known and* unknown encumbrances (except the encumbrances and liabilities to the said Secured Creditors] / [free from all encumbrances]¹. Further, all liabilities, dues of authorities and departments, statutory or otherwise if payable by reason of the proposed sale of

¹ Retain as applicable

the Secured Assets, shall be the sole responsibility and to the account of the Purchaser.

The sale proceeds shall be distributed in accordance with the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 or other applicable laws. Arcil has accepted the offer upon execution of the following indemnity.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the premises, the Purchaser viz. [-] and their successors, heirs as stated above hereby unconditionally, absolutely and irrevocably agree to indemnify and keep Arcil indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Arcil for the enforcement of this indemnity), which Arcil may suffer as a result of any failure on the part of the PurchaserOfferor in complying with the terms of sale and to meet and clear any such liabilities including any pending/outstanding statutory and/ or any other dues such as water/electricity/service charges, transfer fees, dues of the Municipal Corporation/local authority dues, tax, duties, levies by whatever name it is called including interest, etc including any claims/ dues as more specifically mentioned in the recitals C and D above. The Purchaser also absolutely and irrevocably indemnifies Arcil against any claim and expenses (including attorney's fees and court costs and any expenses incurred by Arcil) arising out of any proceedings, litigations, made by any person related or unrelated to the Secured Assets. Further, the Purchaser also indemnifies Arcil against any losses, claims or damages incurred by Arcil on account of the breach of the term sand conditions of the Bid Document and the declaration provided in Schedule II herein above.

And it is declared that this indemnity is without prejudice to and is in addition to any other rights of Arcil.

IN WITNESS whereof the Purchaser has put their hands the day and year first hereinabove written.

Signed and delivered by: Purchaser

Address:

Place:

Date:

Schedule IV SALE CERTIFICATE (For movable & Immovable property)

Whereas, the undersigned being the Authorised Officer of the Asset Reconstruction Company (India) Limited, a company incorporated under the Companies Act, 1956 and registered as Securitisation and Asset Reconstruction Company with Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ("Securitisation Act") and having its registered office at The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai- 400 028, in the state of Maharashtra, India, acting in its capacity as trustee of <u>Arcil-2024C-003-Trust</u> (hereinafter referred to as "Arcil") in exercise of the powers conferred under sub section(12) of Section 13 of the Securitisation Act read with rule 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of Arcil the Secured Assets described in the Enclosure I hereto, in favor of due

("Purchaser"), in consideration of the payment of Rs. _____(Rupees only) secured in favour of Arcil by BHARATBHAI RAMSINGBHAI ZINZUVADIYA towards the financial facilities of Rs.

(Rupees _________ only)assigned to Arcil by **Bandhan Bank Ltd** All rights, title and interest of **Bandhan Bank Ltd** in respect of the said financial assistance including all the security interest created on the Scheduled Property has been assigned to Arcil by [Name of the Assignor] through Assignment Agreement.

The sale of the Secured Assets has been made [with all encumbrances and liabilities, (known and unknown), except the said financial facilities of said secured creditors] / [free from all encumbrances].² The sale has been made subject to the terms and conditions mentioned in the Terms and Conditions of Invitation and Sale dated _____. The Purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above.

The undersigned acknowledges the receipt of the sale price in full as under:

Sr. No.	Demand Draft No/Pay Order No	Date	Amount (In Rs.)	Drawn on Bank (Branch)
1	[•]	[•]	[•]	[•]

The undersigned has handed over the delivery and possession of the Scheduled Property to the Purchaser.

List of encumbrances: No other encumbrances known

The Scheduled Property are being sold strictly on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVERTHEREIS" and non-recourse basis *[with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors] / [free from all encumbrances]*³ in respect of the above financial facilities including interest thereon as against the Secured Assets). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Scheduled Property and if payable in law/ attachable to the Scheduled Property /sale proceeds by reason of the sale of the Scheduled Property, shall be the sole responsibility of and to the account of the Purchaser.

² Retain as applicable

³ Retain as applicable

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

Date: Place:

Enclosure I DESCRIPTION OF THE SECURED ASSETS

TPS 9- EWS-W-503, Floor 5, C.M.Awas Yojna, Opp Drive In Cinema, Kalavad Road At Munjka, Rajkot (M CORP.), Rajkot Gujarat 360005.