ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

ACRE MAKING ASSETS WORK

Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office: Unit No.: 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022 68643101. E-mail: acre.arc@acreindia.in Website: www.acreindia.in CIN: U65993DL2002PLC115769

APPENDIX IV-A
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the **Original lender/Assignor Bank/Secured Creditor,** and in respect of which **physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment,** have since been assigned to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor").**
Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSET

Sr. No	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantors	Total Outstanding Dues as on 2-Jun-26	Reserve Price (in Rs.)	Earnest Money Deposit (InRs.)	Bank account details for EMD payment through demand draft/ RTGS/NEFT	Auction Date & Time	EMD Date & Time	Barcode Scan to view PDF
1	18208849 ACRE 158 TRUST	Prakash Baghel (Co-Brrower) Sheela Baghel	Rs. 5,036,705.53 (Rupees Fifty Lakh Thirty-Six Thousand Seven Hundred Five and Fifty-Three Paise Only) as on 02-06-2026	Rs. 8,00,000 (Rupees Eight Lakh Only)	Rs. 80,000 (Rupees Eighty Thousand Only)	Account Name: ACRE- 158 -TRUST Account Number: 901102000041876 Bank: IDBI Bank IFSC: IBKL0000901	30th July 2026 2:30 PM to 3:30 PM	29th July 2026 till 4:00 PM	
	DESCRIPTION OF THE SECURED ASSET: All That Piece and Parcel of plot No.08 area 1400 Sq.ft. (130.11 So mtr.) a part of land khasra e 241/42 situated at Gram Bhanpur, Patwari Halika No. 21, Rajswa Nirikshak Mandal 01. Vikas Khand Fanda, ward no. 72 fehsil Huzur, Distt Bhoot (MP), which is bounded as under East by :Plot No. 02 & 03. West by : Proposed road, North by: Plot No.07. South by :Plot No.09.								
2	39684600000120 ACRE 166 TRUST	G M Foods Industries (Co-Brrower) Vijay Kishore Malviya Gopi Kishan Malviya	Rs. 1,71,89,070.18 (Rupees One Crore Seventy-One Lakh Eighty-Nine Thousand Seventy and Eighteen Paise Only) as on 02-06-2026	Rs. 32,30,000 (Rupees Thirty-Two Lakh Thirty Thousand Only)	Rs. 3,23,000 (Rupees Three Lakh Twenty-Three Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	19th August 2026 2:30 PM to 3:30 PM	18th August 2026 till 4:00 PM	
	DESCRIPTION OF THE SECURED ASSET: Diverted Khasra No. 101, Sheet No.45, Revenue Plot No.28/7 B/2, Diverted Area Mehragaon Town Itarsi, New Ward No.15, Surajganj, Itarsi, Tehsil - Itarsi, Distt. Hoshangabad, Area-1000 Sq. Ft. Bounded By - East-Shivprasad West-Fooliya Bai North-Plot Of Hariprasad South-Road								

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

	IMPORTANT INFORMATION REGARDING AUCTION PROCESS	
1	EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above	
2	Web Site for Auction	www.bankeauctions.com
3	Contact Details	1800-209-2989 / auction.support@acreindia.in / rohan.sawant@acreindia.in
4	Inspection of the Property on prior appointment basis only	
5	For detailed terms and condition of the sale, please visit the website www.acreindia.in .in / www.bankeauctions.com	

Date : 13.07.2026
Place : Bhopal

Sd/-
Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Truhome FINANCE

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (Formerly Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on And 28-July-2026 between 11:00 a.m. to 01:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.
Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
(1). MR. JITENDRA BAIRAGEE S/O MR. BHANWAR DAS BAIRAGI (2). MRS. BABITA BAIRAGI W/O MR. JITENDRA BAIRAGEE Address: - HOUSE NO.7/1, RAJIV NAGAR, VILLAGE- DHARAD, TEHSIL AND DISTRICT- RATLAM, MP-457001. ALSO AT: - SURVE NO. 108/10, CHUNA BHATTI KE PAAS, AMBIKA NAGAR, NEAR BHARAT GAS GODAM, RATLAM, MP-457001. Loan Account Number :- SHLHRTLM0000137 **Date of Possession & Type** 19th May,2026 & Physical Possession **Encumbranches known** Not Known	Demand Notice Date: 02-12-2025 Rs.8,47,424/- as on 10-11-2025 with further interest, Cost and Incidentalexpenses etc.	Rs 10,45,000/- (Ten Lakh Fourty Five Thousand Only) **Bid Increment:** Rs.. 10,000/- and in such multiples. **Earnest Money Deposit (EMD)(Rs.)** Rs. 1,04,500/- (One Lakh Four Thousnad Five Hundred Only) **Last date for submission of EMD : 27-July- 2026 Time 10.00 a.m. to 05.00 p.m.**	**28-JULY-2026 & Auction Time: 11.00 A.M. to 01.00 p.m.**	**Shivpal Singh Choundawat 9406779761 Debjyoti Roy 9874702021 Date of Inspection – 25-July-2026 Time 11.00 a.m. to 04.00 p.m.**

Description of Property

ALL THAT THE PIECE AND PARCEL OF IMMOVABLE PROPERTY HOUSE ON SURVEY NO.84/24, NEAR BY SHIV NAGR VILLAGE- RAJGARH, TEHSIL- RATLAM, DISTRICT- RATLAM, MP. TOTAL ADMEASURING AREA 400 Sq.Ft. BOUNDED BY: -EAST – LAND OF SELLER, WEST – HOUSE OF ANITA BHATNAGAR , NORTH – ROAD , SOUTH – LAND OF RUKMANI DEVI

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Ratlam-MP
Date: 13/07/2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil – Trust -2026 – 011 ("Arcil") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") calling upon the following borrower to repay the amount mentioned against their respective name together with interest rates thereon at the applicable rates mentioned in the said notices within 60 days from the date of receipt of the said notice.
And whereas, the said " Original Lender" has unconditionally and irrevocably assigned, transferred and released in favour of the Asset Reconstruction Company (India) Ltd. (Arcil), in our capacity as the sole Trustee of "Arcil – Trust -2026 – 011" all its rights, tittle and interest , in the financial assets along with the underlying securities, in terms of section 5 of the SARFAESI Act, 2002 vide Assignment Agreement dated 09/09/2025.

Sr. No.	Loan No	Name of the Borrower/Mortagager/ Guarantor	Outstanding due	Date of Notice 13(2)	Date of Possession	Type of Possession	Description of Secured Assets
1	**0196SB ML02178**	**Mr./Ms. Rajkumar Jatav (Borrower)** Mr./Ms. Kusum Jatav (Co Borrower)	₹1,13,190.29/- as on 14/01/2026	27/01/2026	09-07-2026	Symbolic	House/Plot, Area 900 Sqft., Part Of Survey No./House No. 197, Situated At Vill Barwa Khurram, Tehsil Pachore, Distt. Rajgarh. (M.P). and bounded as follows: North: House Of Jitendra JatavSouth: RastaEast: RastaWest: House Of Suresh
2	**0196SB ML02413**	**Mr./Ms. Sajid Khan Afridee (Borrower)** Mr./Ms. Ajara Bee (Co Borrower) Mr./Ms. Saheb Afridee (Co Borrower)	₹ 10,60,141.99/- as on 03/11/2025	03/11/2025	09-07-2026	Symbolic	Property Situated At 500 Feet Under By Purviya Road, Word No. 02, P.H.No.37, Talen, Tahsil Pachore, Dist. Rajgarh (M.P). and bounded as follows: North: Remain Land Of SellerSouth: Remain Land Of SellerEast: Reain Land Of Sefuddin KhanWest: 10 Feet Road

With further interest as applicable, Incidental expences, costs, charges etc. incurred till date of payment and/ or realisation.
However since the Borrowers mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and in public in general that the Authorised Officer of ARCIL have taken possession of the properties/ Secured Assets described herein above in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules on the dates mentioned above.
The Borrower mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Asset Reconstruction Company (India) Limited. For the above said amount with interest and expenses thereon.
The Borrowers attention is invited to provisions of sub- section(8) of Section 13 of the Act, in respect of the time available, to redeem the secured assets.

Date: 13-07-2026
Place: Shujalpur, MP

SD/-, Authorised Officer
For Asset Reconstruction Company (India) Limited
(Trustee of Arcil – Trust -2026 – 011)

ASSET RECONSTRUCTION COMPANY (INDIA) LTD.

Arcil Premier ARC

CIN: U65999MH2002PLC134884 Website: www.arcil.co.in
REGISTERED OFFICE: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai- 400028, Tel: +91 2266581300

SBFC Finance Limited

SBFC

Registered Office:- Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri-Kurla Road, Andheri (East), Mumbai-400059.

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of SBFC Finance Limited under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates.
The Borrower/Co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of SBFC Finance Limited.

Name and Address of Borrowers & Date of Demand Notice and Loan A/c No.	Description of Property(ies) & Date of Possession	Amount demanded in Possession Notice (Rs.)
1. AMAN AGRO INDSTRIES 2. AFJAL EESAK MOHAMMAD 3. MEHRUN BEE **Having address at:** Plot On Survey / Khasra No.131/5, Ph No.32, Village Runjhun, Tehsil Khirkiya & Dist. Harda, Pincode-461 441. **And Also, At: 1. AMAN AGRO INDSTRIES** Plot On Survey / Khasra No.131/7, Ph No.32, Village Runjhun, Tehsil Khirkiya & Dist. Harda, Pincode-461 441. **Demand Notice Date: 11th April 2026 Loan Account No.0000139475-C (PR01692728) & 4021060000299550 (PR01333638)**	**ITEM 1:** All That Piece And Parcel Of Property Situated At Plot On Survey / Khasra No.131/5, Ph No.32, Village Runjhun, Tehsil Khirkiya & Dist. Harda, Mp. Measuring Area 9580 Sq.Ft., Pincode-161 111. **Boundary of the aforesaid property:-** Towards East-Road, Towards West- Property of Sardar, Towards North- Property of Rehmat Bee, Towards South- Property of Suraj Singh. **ITEM 2 :** All That Piece And Parcel Of Property Situated At Plot On Survey / Khasra No.131/7, Ph No.32, Village Runjhun, Tehsil Khirkiya & Dist. Harda, Mp. Measuring Area 1450sq.Ft., Pincode-161 111. **Boundary of the aforesaid Property:** Towards East-Property of Irshad, Towards West- Property of Nek Mohammad, Towards North- Road, Towards South - Property of Rajjak. **Date of Symbolic Possession: 09th July, 2026**	**Rs. 3368857/-** (Rupees Thirty Three Lakh Sixty Eight Thousand Eight Hundred Fifty Seven Only) as on 09th December 2025 plus unapplied interest from the date of 10th December 2025
1. Nijam Khan (Applicant), 2. Kulsum Bee (Co-Applicant 1), **Add:** Survey No 185/3, Ward 35, Veer Savarkar Ward, Gram Uda, Tehsil & Dist. Harda, Madhya Pradesh 461331 **Demand Notice Date: 06th April 2026, Loan Account No. 4021060000352239 (PR01407847) & SBFCLAP0000017888 (PR01446674)**	All that the piece & parcel of a property situated at Survey No 185/3, Total area = 861 Sq Ft or 80 Sq. Mt., Ward 35, Veer Savarkar Ward, Gram Uda, Tehsil & Dist. Harda, Madhya Pradesh 461331 And **bounded By:** East: Gali, West: House of Faijlu Khan, North: NH Road, Harda, Hosangbad, South: House of Santosh Fulare. **Date of Symbolic Possession: 09th July, 2026**	**Rs. 2159577/-** (Rupees Twenty-One Lakhs Fifty-Nine Thousand Five Hundred and Seventy-Seven only) as on 11th March 2026, plus unapplied interest from the date of 12th March 2026,
1. RAHUL GUNGAYA, 2. MUNNA LAL JI GUNGAYA, 3. BASANTI BAI, **Add:** Khasra No.384, P.H No.46/90, Village Bandedi, Tehsil Sardarpur, Dist Dhar, Madhya Pradesh – 454441. **Demand Notice Date: 21sr April 2026, Loan Account No. CBIND00007325843 (PR01730865)**	All That Piece And Parcel Of Property Situated At Plot On Survey No.316/5, Khasra No.384, P.H No.46/90, Area Measuring 2400 Sq.Feet At Village Bandedi, Tehsil Sardarpur, Dist Dhar, Madhya Pradesh – 454441. **Boundary of the aforesaid property:-** Towards East- Self Agri Land, Towards West - House Of Kalu Singh, Towards North- Agri Land, Towards South- Common Road. **Date of Symbolic Possession: 10th July, 2026**	**Rs. 2380863/-** (Rupees Twenty Three Lakhs Eighty Thousand Eight Hundred and Sixty Three Only) as on 12th March 2026 plus unapplied interest from the date of 13th March 2026,

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Dated: 13-07-2026, Place: HARDA/DHAR/Madhya Pradesh **Sd/- (Authorized Officer), SBFC Finance Limited.**

POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil – Trust -2026 – 011 ("Arcil") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") calling upon the following borrower to repay the amount mentioned against their respective name together with interest rates thereon at the applicable rates mentioned in the said notices within 60 days from the date of receipt of the said notice.
And whereas, the said " Original Lender" has unconditionally and irrevocably assigned, transferred and released in favour of the Asset Reconstruction Company (India) Ltd. (Arcil), in our capacity as the sole Trustee of "Arcil – Trust -2026 – 011" all its rights, tittle and interest , in the financial assets along with the underlying securities, in terms of section 5 of the SARFAESI Act, 2002 vide Assignment Agreement dated 09/09/2025.

Sr. No.	Loan No	Name of the Borrower/Mortagager/ Guarantor	Outstanding Due	Date of Notice 13(2)	Date of Possession	Type of Possession	Description of Secured Assets
1	**0145SB ML02648**	**Mr./Ms. Gopal Dayma (Borrower)** Mr./Ms. Rekha Bai Banjara (Co Borrower)	₹ 8,48,126.99/- as on 17/01/2026	22/01/2026	08-07-2026	Symbolic	Residential Building No. 01 Is Situated In Village Morvan, PH.No. 25, Ward No. 10, Tehsil Jawad, District Neemuch, M.P., In Village Abadi Khasra No. 720 And Its Total Area Is 124.90 Sq.M Or 1344 Sq.Ft. and bounded as follows: North: Shivraj Singh Rajput'S HouseS outh: Kishore'S House East: Own Land West: Javad Road
2	**0145SB ML02658**	**Mr./Ms. Bheru Nath Kalbeliya (Borrower)** Mr./Ms. Neka Bai Kalbeliya (Co Borrower)	₹ 8,28,943.41/- as on 24/12/2025	16/01/2026	08-07-2026	Symbolic	Residential Building Number 212 Is Situated In The Village Population Of Village Amavali Jagir, P.H.No. 09, Ward Number 04, Tehsil Jiran, District Neemuch, Mp And Its Total Area Is 83.64 Square Meters Or 900 Square Feet Whose Boundary Is As Follows:- and bounded as follows: North: Common Path, South: Own Land East: Sharma Nath'S House, West: Bapu Nath'S House
3	**0145SB ML02725**	**Mr./Ms. Bapu Nath (Borrower)** Mr./Ms. Sardari Bai (Co Borrower)	₹ 7,15,170.95/- as on 24/12/2025	19/01/2026	08-07-2026	Symbolic	All That Piece And Parcel Of Land And Building (If Any) Measuring An Extent Of 2304 Sq.Ft., Bearing House No. 33, Comprised In Survey Number(S) 197 Of Amawali Jagir Village, Jiran Taluk, Neemuch District, And Land Being Bounded On: and bounded as follows: North: Common RoadSouth: Roopa Nath'S HouseEast: Bheru Nath'S HouseWest: Pappu Nath'S Land
4	**0145SB ML02476**	**Mr./Ms. Kishor Das Bairagi (Borrower)** Mr./Ms. Mamta Bai Beragi (Co Borrower)	₹ 6,16,473.03/- as on 03/11/2025	03/11/2025	08-07-2026	Symbolic	The Property To Be Mortgaged Is A Residential House Situated In Village Bamora, House No.-71, Ward No.-01, Abadi Khasra No.217, Patwari Halka No.04, Tehsil Jiran, District- Neemuch, The Total Area Of The Plot Is 1118 Sq. Ft. Or 103.90 Sq. M., In Which The Area Of The House Constructed With Tin Shed On The Ground Floor Is 800 Sq. Ft. Or 74.34 Sq.M. And The Remaining Part Is Open. and bounded as follows: North: Dwarka Das'S LandSouth: Kanhaiya Das'S LandEast: Public LandWest: Common Road

With further interest as applicable, Incidental expences, costs, charges etc. incurred till date of payment and/ or realisation.
However since the Borrowers mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and in public in general that the Authorised Officer of ARCIL have taken possession of the properties/ Secured Assets described herein above in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules on the dates mentioned above.
The Borrower mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Asset Reconstruction Company (India) Limited. For the above said amount with interest and expenses thereon.
The Borrowers attention is invited to provisions of sub- section(8) of Section 13 of the Act, in respect of the time available, to redeem the secured assets.

Date: 13-07-2026
Place: Neemuch MP

SD/-, Authorised Officer
For Asset Reconstruction Company (India) Limited
(Trustee of Arcil – Trust -2026 – 011)

ASSET RECONSTRUCTION COMPANY (INDIA) LTD.

Arcil Premier ARC

CIN: U65999MH2002PLC134884 Website: www.arcil.co.in
REGISTERED OFFICE: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai- 400028, Tel: +91 2266581300

Phoenix ARC Limited

PhoenixARC

(formerly known as Phoenix ARC Private Limited)
Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS",** by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website : **www.phoenixarc.co.in/** as per the details given below

Date and time of E-Auction - 19-08-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)
Last date of EMD Deposit : 18-08-2026

Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD
LAN: LXBHO00115-160006719 Branch: Bhopal Borrower: Sunil Kumar Rajak	**29-08-2017 For Rs: 869833/- (Rupees Eight Lac Sixty Nine Thousand Eight Hundred Thirty Three Only)**	Natraj Residency Gram Simrai Phn 4 Hoshangabad Road Bhopal M.P. 462042 Bhopal Bhopal Madhya Pradesh India	**Reserve Price: Rs.100000/- (One Lakh Only) EMD: Rs. 10000/- (Ten Thousand Only)**
LAN: LXGUN00317-180051346 Branch: Guna Borrower: Shelendra Dhakad Co-Borrower: Shiv Bhushan Singh	**24-06-2025 For Rs: 2445468/- (Rupees Twenty Four Lac Forty Five Thousand Four Hundred Sixty Eight Only)**	P.H.No 25 S.No - 23/1/1, Raghunath Pura, Raghogarh, Dist Guna , Madhya Pradesh-473226	**Reserve Price: Rs.110000/- (One Lakh Ten Thousand Only) EMD: Rs. 11000/- (Eleven Thousand Only)**

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: **https://www.auctionbazaar.com/** of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Tarun Raghuvanshi 9329414448 & Pankaj Pandey 9340143244, Sailesh Iyengar 9833801159**details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. **2.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **3.** For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the **Last date for submission of EMD** mentioned above. **Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above**. **4.** At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **5.** 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. **6.** The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction 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 Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. **7.**The prospective/ intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Madhya Pradesh
Date : 13.07.2026

Sd/-, Authorized Officer,
Phoenix ARC Limited
(formerly known as Phoenix ARC Private Limited)