

[Appendix - IV-A]
[See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of IndusInd Bank Limited. The Authorized Officer of IndusInd Bank Limited hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to IndusInd bank limited as Secured Creditor from respective Borrower and Guarantors & Mortgagors as shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.09.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
M/s. Aai Shri Plast Industries [Prop: Mr. Archit N Malaviya] (Borrower) Mr. Archit N Malaviya (Guarantor) Mrs. Sheetal Archit Malaviya (Guarantor/Mortgagor)	All that the pieces and parcels of immovable property comprising of commercial Office No. 310 admeasuring 73.60 sq.mt (carpet area) on Third floor in Block - E together with undivided proportionate share admeasuring 29.21 sq.mt in the land of scheme known as " Ananta Greens And Elysium ", lying and situated at Final Plot Nos. 42/2 of Town Planning Scheme No. 110 of Revenue Survey Nos. 418/2 of Mouje : Nikol of Taluka : Asarva of District : Ahmedabad.	Mrs. Sheetal Archit Malaviya	Rs. 125.52 lakhs	09.09.2025	19.04.2026	Rs. 60,63,000/-	Rs. 50,000/-	Rs. 6,07,000 /-	05.11.2026 between 11.00 AM to 1.00 PM (as per prior appointment)

	[Google Map co-ordinates : 23.05661, 72.678452]								
Account No: 00013564604005, Name of the Beneficiary: IndusInd Bank Limited Bank Name: IndusInd Bank Limited , Branch: Opera House Mumbai, IFSC Code: INDB0000001									

Date of E-Auction & Time	13.11.2026 from 1.00 pm to 2.00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	12.11.2026 till 5.00 pm

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.IndusInd.com or <https://www.bankeauctions.com>. or contact **Mr. Sagar Poojari** Mobile No. 9619919393 / **Mr. Kamal Mishra** Mobile No. 9819820760.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Date: 27.10.2026
Place: Ahmedabad.

Sd/-
Authorized Officer, IndusInd Bank Limited