IndusInd Bank

APPENDIX IV-A
Under Rule 9(1)
[See proviso to Rule 8(6)
Sale Notice for 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 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on **03/06/2024** by the Authorised Officer of IndusInd Bank Limited. The Secured assets will be sold on "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **18/11/2026**, for recovery of **Rs. 10,05,94,781.63/- (Rupees Ten Crore Five Lakh Ninety-Four Thousand Seven Hundred Eighty-One and Sixty-Three Paisa Only) as on 22/10/2026** in respect to **LAN** RUJ00054N & RUJ00370N together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower/ Co-Borrower/ Guarantor/ Mortgagor**.** The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT/DD only in favour of **"IndusInd Bank Ltd** having Account No. **00073564611092, IFSC: INDB0000007,** and Branch Address: **No. 3 Village Road Nungambakkan, Chennai - 600034**.
Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower/ Co-Borrower's /Guarantor's/ Mortgagor's **(Loan Applicants)** **Details of Surviving Legal Heir's Post Demise** Addresses	1) S. B. Minerals Industries Through It's Partners **(Borrower)** 2) Mrs. Jyoti Sehgal **(In The Capacity Of Co- Borrower And Also In The Capacity Of Legal Heir Of Late Mr. Sudhir Sehgal & Late Mrs. Bhupinder Sehgal)** 3) Mr. Shaaran Sehgal **(In The Capacity Of Legal Heir Of Late Mr. Sudhir Sehgal Sehgal & Late Mrs. Bhupinder Sehgal)** 4) Mrs. Soumya Sehgal **(In The Capacity Of Legal Heir Of Late Mr. Sudhir Sehgal Sehgal & Late Mrs. Bhupinder Sehgal)** 5) Mr. Surinder Kumar Sehgal **(In The Capacity Of Legal Heir Of Late Mrs. Bhupinder Sehgal)** 6) Mrs. Sunita Vipin Luthar (In The Capacity Of Legal Heir Of Late Mrs. Bhupinder Sehgal) **ALL R/O-** F 441 M I A Mandir, Udaipur-313001 Also At- 1578 M and 1581 M, Gudli Industrial Area, Gudli, Udaipur – 313001 Also At- Plot No 130-133 Situated at Priyadarshini Nagar Rev, Village Bedla Udaipur- 313001 Also At- Office No. 201, Akriti Complex, Saheliyon Ki Bari Udaipur (Rajasthan)-313001
Loan Account Numbers	RUJ00054N & RUJ00370N

IndusInd Bank

Reserve Price	Rs. 4,70,96,000/- **(Rupees Four Crore Seventy Lakh Ninety-Six Thousand Only)**
Earnest Money Deposit (EMD)	Rs. 47,09,600/- **(Rupees Forty-Seven Lakh Nine Thousand Six Hundred Only)**
Date & Time of E-auction	**18/11/2026 11:00 A.M - 12:00 P.M**
Last date of submission of bids along with EMD	**17/11/2026** upto 4:00 PM
Minimum bid Increment amount	Rs. 50,000/- (Rupees Fifty Thousand Only)
Date & Time of Inspection of property	04/11/2026 from 11:00 AM to 01:00 PM
E auction Website Address	https://www.bankeauctions.com
Description Of The Immovable Property/ Secured Asset	The Description of the property is given in Accordance with the title documents available on record with the bank, however on spot the property is constructed combination of below plots which is not separable and thus a single bid is invited for the whole property by the present notice. **(Plot No. 130 to 133 Situated at Priyadarshini Nagar Rev Village Bedla Udaipur (Rajasthan) Admeasuring area 9894 Sq. Ft.**) Property 1:- ALL THAT PIECE AND PARCEL OF LAND BEARING NO – PLOT/House NO 130-131 SITUATED AT PRIYADARSHINI NAGAR REV, VILLAGE BEDLA (Khasra No. 1305-1306) UDAIPUR (RAJASTHAN) HAVING ADMEASURING AREA 4947 SQ. Ft. WHICH IS BOUNDED AS FOLLOWS: - EAST: Road 30' Ft. WEST: Plot no. 128 & 129 NORTH: Plot No. 132 SOUTH: Road 30' Ft. Property 2:- ALL THAT PIECE AND PARCEL OF LAND BEARING NO – PLOT/House NO 132 SITUATED AT PRIYADARSHINI NAGAR REV, VILLAGE BEDLA (Khasra No. 1305-1306) UDAIPUR (RAJASTHAN) HAVING ADMEASURING AREA 2473.5 SQ. Ft. WHICH IS BOUNDED AS FOLLOWS: - EAST: Road 30' Ft. WEST: Plot no. 127 NORTH: Plot No. 133 SOUTH: Road 30' Ft. Property 3:- ALL THAT PIECE AND PARCEL OF LAND BEARING NO – PLOT/House NO 133 SITUATED AT PRIYADARSHINI NAGAR REV, VILLAGE BEDLA (Khasra No. 1305-1306) UDAIPUR (RAJASTHAN) HAVING ADMEASURING AREA 2473.5 SQ. Ft. WHICH IS BOUNDED AS FOLLOWS: EAST: Road WEST: Plot no. 126 NORTH: Road/ Rasta SOUTH: Plot No. 132

Terms and Conditions:-

1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".
2) The auction will be conducted through Indusind Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.
3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. https://www.indusind.com and website of service provider i.e. https://www.bankeauctions.com
4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding

IndusInd Bank

the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Indusind Bank.

5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon,122003 Haryana & Contact Sh. Bhavik 8866682937 (Manager-bankeauctions) Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Ghanshyam Panchariya, Ph.- 8769889898.
6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.
7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: **23 October 2026**

Authorised Officer
Indusind Bank Ltd

Place: Udaipur (Rajasthan)