IndusInd Bank

Date: 28th October 2026

To,

1. M/s Dipak Roadways Through its Proprietor
Mr. Dipak Thakkar,
101, Pride 401, Near Jebar School, Thaltej,
Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059

M/s Dipak Roadways Through its Proprietor
Mr. Dipak Thakkar,
A1 - 203, Green Acres, Opp. Auda Lake, Satellite,
Near Vastrapura Railway Crossing,
Ahmedabad Gujarat – 380015

(In the capacity of Borrower in LAN GBC00937N, GAS00963N & 785200003104)

2. M/S Neel Roadways Through its Proprietor
Mrs. Parulben Thakkar,
101, Pride 401, Near Jebar School, Thaltej,
Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059

M/S Neel Roadways Through its Proprietor
Mrs. Parulben Thakkar,
A1 - 203, Green Acres, Opp. Auda Lake, Satellite,
Near Vastrapura Railway Crossing,
Ahmedabad Gujarat – 380015

(In the capacity of Co-Borrower in LAN 785200003104)

3. M/S Niti Roadways Through its Proprietor
Mrs. Geetaben Thakkar,
101, Pride 401, Near Jebar School, Thaltej,
Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059

M/S Niti Roadways Through its Proprietor
Mrs. Geetaben Thakkar,
A1 - 203, Green Acres, Opp. Auda Lake, Satellite,
Near Vastrapura Railway Crossing,
Ahmedabad Gujarat – 380015

(In the capacity of Co-Borrower in LAN 785200003104)

4. Mr. Dipak Thakkar S/o Mr. Rasiklal Thakkar,
101, Pride 401, Near Jebar School, Thaltej,
Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059

Mr. Dipak Thakkar S/o Mr. Rasiklal Thakkar,
A1 - 203, Green Acres, Opp. Auda Lake, Satellite,
Near Vastrapura Railway Crossing,
Ahmedabad Gujarat – 380015

(In the capacity of Co-Borrower/ Mortgagor **in LAN GBC00937N, GAS00963N & 785200003104)**

5. Mr. Sunilbhai Alias SunilKumar Thakkar S/o Mr. Rasiklal Thakkar,
101, Pride 401, Near Jebar School, Thaltej,
Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059

IndusInd Bank

Mr. Sunilbhai Alias SunilKumar Thakkar S/o Mr. Rasiklal Thakkar,
A1 - 203, Green Acres, Opp. Auda Lake, Satellite,
Near Vastrapura Railway Crossing,
Ahmedabad Gujarat – 380015

(In the capacity of Co-Borrower/ Mortgagor in LAN GBC00937N, GAS00963N & 785200003104)

6. Mrs. Geetaben Thakkar W/o Mr. Dipak Thakkar,
101, Pride 401, Near Jebar School, Thaltej,
Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059

Mrs. Geetaben Thakkar W/o Mr. Dipak Thakkar,
A1 - 203, Green Acres, Opp. Auda Lake, Satellite,
Near Vastrapura Railway Crossing,
Ahmedabad Gujarat – 380015

(In the capacity of Co-Borrower/ Mortgagor in LAN GBC00937N, GAS00963N & 785200003104)

7. Mrs. Parulben Thakkar W/o Mr. Sunilbhai Alias SunilKumar Thakkar,
101, Pride 401, Near Jebar School, Thaltej,
Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059

Mrs. Parulben Thakkar W/o Mr. Sunilbhai Alias SunilKumar Thakkar,
A1 - 203, Green Acres, Opp. Auda Lake, Satellite,
Near Vastrapura Railway Crossing,
Ahmedabad Gujarat – 380015

(In the capacity of Co-Borrower/ Mortgagor in LAN GBC00937N, GAS00963N & 785200003104)

Sub: Intimation of Sale of property

Dear Sir/Madam,

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, we wish to inform you as under.

1. That Bank has issued Notice dated **25th June 2026** asking you to repay the entire outstanding and close the loan but till date we have not received any response from you all despite multiple reminders.

2. The Notice hereby given to you, that under signed being Authorized officer of Indusind Bank Ltd, now proceeds to sell the secured asset by adopting any one of the methods mentioned in Rule 8(5) of above Rules as you all have fail or neglect to pay the entire outstanding loan amount of Indusind Bank Ltd within stipulated time frame therefore, Bank shall now proceed to sell the secured property at the reserve price under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002.

Dated: **28th October 2026**

Authorized Officer
Indusind Bank Ltd.

Place: Ahmedabad

Enclosed: Copy of auction notice

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 **23/08/2025** 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 **26/11/2026,** for recovery of Rs. **4,42,90,023/- (Rupees Four Crore Forty Two Lakh Ninety Thousand Twenty Three Only)** as on **04/09/2026** 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 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 Address	1. M/s Dipak Roadways Through its Proprietor Mr. Dipak Thakkar 2. M/S Neel Roadways Through its Proprietor Mrs. Parulben Thakkar 3. M/S Niti Roadways Through its Proprietor Mrs. Geetaben Thakkar 4. Mr. Dipak Thakkar S/o Mr. Rasiklal Thakkar 5. Mr. Sunilbhai Alias SunilKumar Thakkar S/o Mr. Rasiklal Thakkar 6. Mrs. Geetaben Thakkar W/o Mr. Dipak Thakkar 7. Mrs. Parulben Thakkar W/o Mr. Sunilbhai Alias SunilKumar Thakkar **ALL R/O** 101, Pride 401, Near Jebar School, Thaltej, Behind Copper Stone, Thaltej, Ahmedabad Gujarat 380059 A1 - 203, Green Acres, Opp. Auda Lake, Satellite, Near Vastrapura Railway Crossing, Ahmedabad Gujarat – 380015
Loan Account Numbers	**GBC00937N GAS00963N 785200003104**
Reserve Price	Rs. 3,41,00,000/- (Rupees Three Crore Forty-One Lakh Only)

IndusInd Bank

Earnest Money Deposit (EMD)	Rs. 34,10,000/- (Rupees Thirty-Four Lakh Ten Thousand Only)
Date & Time of E-auction	**26/11/2026 11:00 A.M - 12:00 P.M**
Last date of submission of bids along with EMD	**25/11/2026** Upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	**07/11/2026** from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com
Description Of The Immovable Property/ Secured Asset	All That Piece and Parcel of Property Bearing Office No.331-334, "Iscon Arcade" Situated at Final Plot No. 402, T. P. Scheme No.3, City Survey No. 3616 of Mouje: Changispur, Ahmedabad-3 (Memnagar), Ahmedabad (GJ)

Terms and Conditions:-

1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" 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 or 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 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. Support No.: 7291981124,25,26, & 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, Ketan Dixit- 9561087871
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: **28th October 2026**

Place: Ahmedabad

Authorised Officer
Indusind Bank Ltd