IndusInd Bank

Date: 2nd November 2026

To,

1. M/S Total Fashion
   Through Its Proprietor
   Shop No.1, Merchant Chambers Chs, Shivaji Road, Shalimar, Nashik,
   Maharashtra-422001

   M/S Total Fashion
   Through Its Proprietor
   Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency,
   Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra

2. Total Fashion Nx
   Through Its Partner
   Shop No. 4, & 5, Hotel Pushkraj, Building Opp Gymkhana,
   Shalimar Chowk, Nashik, Maharashtra- 422001

   Total Fashion Nx
   Through Its Partner
   Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency,
   Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra

3. Tibrewala Meghana V
   1st Floor, Plot No.19, B/H,
   Vaishanav, Rameshwar Nagar, Anand Walli, Maharashtra-422013

   Tibrewala Meghana V
   Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency,
   Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra

4. Sonali Manish Tibrewala
   3th Floor, Plot No.19, S
   No.37/1, B/H, Vaishnav Rameshwar
   Nagar, Ananad Wali, Nashik, Maharashtra-422013

   Sonali Manish Tibrewala
   Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency,
   Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra

5. Manish Raghunathprasad Tibrewala
   3th Floor, Plot No.19,S No. 37,
   B/H, Vaishnav Rameshwar Nagar, Anand Walli,
   Nashik, Maharashtra-422013

   Manish Raghunathprasad Tibrewala
   Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency,
   Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra

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6. Vedprakash Raghunathprasad Tibrewala
Common Plot No.19, Anandwali, Rameshwar, Nagar, Nashik,
Maharashtra-422013

Vedprakash Raghunathprasad Tibrewala
Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency,
Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra

Sub: Intimation of Sale of property
Ref: Notice under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 issued on 25th June 2026

Dear Sir/Madam,

This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) dated **25th June 2026** 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: **2 November 2026**

Authorized Officer

INDUSIND Bank Ltd.

Place: Nashik, Maharashtra

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 **16/12/2024** 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 **27/11/2026**, for recovery of **Rs. 4,06,72,769.21/- (Rupees Four Crore Six Lakh Seventy-Two Thousand Seven Hundred Sixty-Nine Only)** as on **27-10-2026** 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/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 Address	1. Total Fashion Through Its Proprietor 2. Total Fashion Nx Through Its Partner 3. Tibrewala Meghana V 4. Sonali Manish Tibrewala 5. Manish Raghunathprasad Tibrewala 6. Vedprakash Raghunathprasad Tibrewala All R/O Common Plot No.19, Anandwali, Rameshwar, Nagar, Nashik, Maharashtra-422013 Also At: Flat No. 1, Survey No. 50/3/1, First Floor, Shree Rajaram Residency, Serene Meadows, Gangapur Road, Anandvalli, Nashik 422013, Maharashtra
Loan Account Numbers	**MNN00135N & MNN00163N**
Reserve Price	Rs. 2,69,23,570/- (Rupees Two Crore Sixty-Nine Lakh Twenty-Three Thousand Five Hundred Seventy Only)

IndusInd Bank

Earnest Money Deposit (EMD)	Rs. 26,92,357/- (Rupees Twenty-Six Lakh Ninety-Two Thousand Three Hundred Fifty-Seven Only)
Date & Time of E-auction	**27/11/2026 11:00 A.M - 12:00 P.M**
Last date of submission of bids along with EMD	**26/11/2026** upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	**11/11/2026** 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	The Description of the property is given in Accordance with the title documents, however on spot the property is constructed combination of below plots/Room/Shop which is not separable and thus a single bid is invited for the whole property by the present notice. **Property 1-** **All that piece and parcel of Property – Room No. 106 & Room No. 107 built up area 24.817 Sq. Mtr. & 17.788 Sq. Mtr. Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar, Mauje Nashik City, Maharashtra admeasuring 17.329 Sq. Mtr. standing in the name of Mrs. Meghana Vedprakash Tibrewala & Mrs. Sonali Manish.** **Property 2-** **All that piece and parcel of Property – Store Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar, Mauje Nashik City, Maharashtra admeasuring 17.329 Sq. Mtr. standing in the name of Mr. Manish Raghunath Tibrewala & Mr. Vedprakash Raghunath Tibrewala** **Property 3-** **All that piece and parcel of Property Shop No. 4 Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar, Mauje Nashik City, Maharashtra admeasuring 270 Sq. Ft. standing in the name of Mr. Vedprakash Raghunath Tibrewala** **Property 4-** **All that piece and parcel of Property Shop No. 5 Situated at Land Survey No. 307A/4A in Plot No. 2, Final Plot No. 139, Shalimar, Mauje Nashik City, Maharashtra admeasuring 270 Sq. Ft. standing in the name of Mr. Manish Raghunath Tibrewala**

Please Note - Securitization Application bearing SA No. Diary No. -947/2025(SA/272/2025) is Pending before Hon'ble DRT- III, Titled Total Fashion Through Its Proprietor V/S IndusInd Bank Ltd. There is No Stay As on Date.

Terms and Conditions:-

Sangam Tower : IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur, Rajasthan-302001

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.
Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in
CIN : L65191PN1994PLC076333

IndusInd Bank

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-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) It is pertinent to mention that highest Auction Price/Sale Price, paid, will be adjusted against all Loan facilities granted by the IndusInd Bank to Borrower/Co-Borrowers/Guarantor's/Mortgagors.
8) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
9) 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: **2 November 2026**

Place: Nashik Maharashtra

Authorised Officer

Indusind Bank Ltd