IndusInd Bank

Date: 5th November 2026

To,

1. M/S. M S D Education Academy
Through Its Proprietor Mr. Manmeet Singh
Flat No. 406, Creative Homes, New Hanuman Mandir
Friends Colony, Katol Road, Nagpur Maharashtra Maharashtra- 440013.

M/S. M S D Education Academy
Through Its Proprietor Mr. Manmeet Singh
Flat No. 302, Kajal Palace, Katol Road,
Friends Colony, Nagpur Maharashtra - 440013.

(Borrower)

2. Mr. Manmeet Singh S/O. Mr. Sarbjit Singh Dhingra
Flat No. 406, Creative Homes, New Hanuman Mandir
Firiends Colony, Katol Road, Nagpur Maharashtra - 440013.

Mr. Manmeet Singh S/O. Mr. Sarbjit Singh Dhingra
Flat No. 302, Kajal Palace, Katol Road,
Friends Colony, Nagpur Maharashtra - 440013.

(Co-Borrower/Mortgagor)

3. Mrs. Aashoo Kaur Dhingra W/O. Mr. Manmeet Singh Dhingra
Flat No. 406, Creative Homes, New Hanuman Mandir
Firiends Colony, Katol Road, Nagpur Maharashtra - 440013.

Mrs. Aashoo Kaur Dhingra W/O. Mr. Manmeet Singh Dhingra
Flat No. 302, Kajal Palace, Katol Road,
Friends Colony, Nagpur Maharashtra – 440013.

(Co-Borrower)

Sub: Intimation of Sale of property
Ref: Notice under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 issued on 03/09/2026

Dear Sir/Madam,
This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) dated **03/09/2026** 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 **03/09/2026** 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: **5th November 2026**

Authorized Officer

Place: Nagpur

INDUSIND Bank Ltd.

IndusInd Bank

APPENDIX IV-A

[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 **03/09/2026** 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 **23/12/2026**, for recovery of **Rs. 19,44,758/- (Rupees Nineteen Lakh Fourt Four Thousand Seven Hundred Fifty-Eight Only)** as on **23/10/2026** 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 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 M S D Education Academy Through Its Proprietor Mr. Manmeet Singh (Borrower), 2. Mr. Manmeet Singh S/O. Mr. Sarbjit Singh Dhingra (Co-Borrower), 3. Mrs. Aashoo Kaur Dhingra W/O. Mr. Manmeet Singh Dhingra (Co-Borrower) **ALL R/O** Flat No. 406, Creative Homes, New Hanuman Mandir Firiends Colony, Katol Road, Nagpur Maharashtra - 440013Also At- Plot No. 7, Matoshri Nagar, Palkar Lay Out, Wanadongari, Hingna, Nagpur, Maharashtra 441110 Also At- Flat No. 302, Kajal Palace, Katol Road, Friends Colony, Nagpur Maharashtra – 440013
Loan Account Numbers	785200002169
Reserve Price	Rs. 23,46,000/- (Rupees Twenty-Three Lakh Forty-Six Thousand Only)
Earnest Money Deposit (EMD)	Rs. 2,34,600/- (Rupees Two Lakh Thirty-Four Thousand Six Hundred Only)
Date & Time of E-auction	**23/12/2026 11:00 A.M - 12:00 P.M**
Last date of submission of bids along with EMD	**22/12/2026** Upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)

IndusInd Bank

Date & Time of Inspection of property	15/11/2026 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 Apartment/Flat No. 302 Situated On The Third Floor Of The Building Known And Styled As **"Kajal Palace"** Together With 17.098% Undivided Share And Interest In The Total Area Of The Plot Standing On The Land Bearing Nagpur Improvement Trust **Plot No. 85**, In The Layout Of Friends Sahakari Gruha Nirman Limited Nagpur, Kh. No. 157/1, 157/2, 58/2, 58/3, 59/2, 59/3, 54/2 & 55 Admeasuring 326.17 Sq. Mtrs., Sheet No. 53, City Survey No. 536, Of Mouza - Boregaon, Nagpur, Within The Limits Of Nagpur Municipal Corporation Ward No. 62, And Nagpur Improvement Trust, Nagpur, Maharashtra Boundaries:EAST: Apartment No.301,WEST: Road, NORTH: Road, SOUTH: Plot No. 86.

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 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: **5th November 2026**

Place: Nagpur

Authorised Officer
Indusind Bank Ltd