APPENDIX IV-A

[See proviso to Rule 8(6) & 9(1)]

Publication of Notice for Sale of Immovable Property

Sale Notice & E-Auction for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) 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 Creditors, the physical possession of which has been taken on **05/04/2026** by the Authorized Officer of Indusind Bank Limited. The secured assets will be sold as "As and where basic", "as is what is basic", "whatever there is basic", No recourse Basic" for recovery of **Rs. 14,73,932.61/-** as on **17/07/2023** together with further interest cost & expenses, etc: due to the secured Creditors from following borrower, Co-borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively.

That along with submitting the tender document the Bidder shall submit along with it 10% amount of reserve price. 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 **"HOMEZ EMI POOLING AC (CFD)" Account No. 00073564611059, IFSC: INDB0000007, and Branch Address: No. 3, Village Road, Nungam bakkam, Chennai-600034.**

The successful bidder(s) shall pay and deposit 25% of the Sale Price (less 10% amount already paid along with the Bid) i.e. the purchaser needs to pay remaining 15% on sale confirmation on the date of e-Auction or not later than the end of next working day. There after 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.

Details of Borrowers, Co-Borrrower, Guarantors with Address	**1) MR.M BHARATKUMAR M PAGHADAL** Plot No A-115 Godavari Park Society, Near Yogi Chowk, Kargil Chowk To Yogi Chowk Punagam, Surat, Gujarat, Pin - 395010 **2) Co-Borrower MRS.V PAGHDAL HETALBEN BHARATBHAI** Plot No A-115 Godavari Park Society, Near Yogi Chowk, Kargil Chowk To Yogi Chowk Punagam, Surat, Gujarat, Pin - 395010
Loan Account Number	GSG05167M
Reserve Price	Rs. 11,43,000/- (Eleven Lakhs Forty-Three Thousand Only)
Earnest Money Deposit	Rs. 1,14,300 /- (One Lakh Fourteen Thousand Three Hundred Only)
Date & Time of E-auction	04/12/2026 – 11.00 AM to 04.00 PM
Last date of submission of bids along with EMD	03/12/2026
Minimum bid Increment Amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of Property	02/12/2026 - 11.00 AM to 04.00 PM
E-auction Website Address	https://www.bankeauctions.com
Description of the Immovable Property / Secured Asset	All that piece and parcel of Immovable Property, bearing Plot No. 145 admeasuring 72.00 sq. yard i.e. 60.20 sq. mts., Alongwith Proportionate undivided Share in Share Road & COP admeasuring 37.27 sq. mtrs., As Per Revenue Record 7/12 admeasuring 60.11 sq. mtrs., "Swarg Villa" developed upon land Situated in State: Gujarat, District Surat, Sub- District & Taluka: Palsana. Moje Village: Kareli, bearing Revenue Survey No. 116/1, Block No. 122, admeasuring 16173 sq. mtrs., For Residential Purpose NA Land Paikee

Terms and Conditions :-

1) E-auction is being held on "AS AND WHERE BASIC", "AS IS WHAT IS BASIC", "WHATEVER THERE IS BASIC" basic and will be conducted "ONLINE" .

2) The auction will be conducted through Indusind Bank approved service provider M/s C 1 India Private Limited at the web portal https://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 Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put on auction and claims / rights / dues / affecting the properties, 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 C 1 India Private Limited, Plot No.68, 3rd floor, sector 44, Gurgaon,122003, Haryana. Support No. 7291981124,25,26 & Contact Sh. Mithilesh – 7080804466 Support Email ID : support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Ajeet Vishvakarma on 9826019343. 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.
6) The Authorised Officer / Secured Creditors shall not be responsible in any way for any third party claims / rights / dues.
7) 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 7 DAYS SALE NOTICE UNDER THE SARFAESI ACT,2002

DATE : 24/11/2026
PLACE : Ahmedabad **Authorized Officer**

Indusind Bank Ltd.