

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 by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold upon "As and where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **21/08/2025**, for recovery of **Rs. 3,70,60,234.17/- (Rupees Three Crore Seventy Lakh Sixty Thousand Two Hundred ThirtyFour Paise Seventeen Only)** being the aggregate amount as on **20/07/2025** 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	<p>1. M/s. AMBAY CLEARING AGENCY Through it's proprietor Mr. RAJKARAN JAGDISHPRASAD</p> <p>2. Mr.RAJKARAN JAGDISHPRASAD TIWARI</p> <p>3. Mrs.SEEMA RAJKARAN TIWARI All R/O 401 Floor 4, 46/ 48, Crystal Tower, Maruti Lane, Off Bora Bazar Street, Fort Mumbai, Maharastra- 400001</p> <p>A 203, PL No 18 181 Shikar Kunj, Upper Govind Nagar, Malad (E) Mumbai MH 400097</p>
Loan Account Numbers	ML00028N, MWO00617N, MQL00468N & MQL00750N
Description Of The Immovable Property/ Secured Asset Property 1st	All that piece and parcel of the Flat No. 502 situated on 5th Floor area adm. 411.57 Sq. Ft (Carpet) in the Building known as Isphani Building 120/122, Mody Street, CTS No. 1037, Fort Mumbai 400001.
Description Of The Immovable Property/ Secured Asset Property 2nd	All that piece and parcel of Office No 205, 2 nd Floor admeasuring 550 sqft. Built up area, B Wing, Raghunath Kripa Tower, Aarey Road, Goregaon (E) Mumbai-400065

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

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.

Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at www.indusind.com

CIN : L65191PN1994PLC076333



IndusInd Bank

Physical Possession date for Property 1st	12-02-2025
Physical Possession date for Property 2nd	18-02-2025
Reserve Price for Property 1st	Rs. 1,48,35,150/- (Rupees One Crore Fourty Eight Lakh Thirty Five Thousand One Hundred Fifty Only)
Reserve Price for Property 2nd	Rs. 1,02,46,500/- (Rupees One Crore Two Lakh Fourty Six Thousand Five Hundred Only)
Earnest Money Deposit (EMD) for Property 1st	Rs. 14,83,515/- (Rupees Fourteen Lakh Eighty Three Thousand Five Hundred Fifteen Only)
Earnest Money Deposit (EMD) for Property 2nd	Rs. 10,24,650/- (Rupees Ten Lakh Twenty Four Thousand Six Hundred Fifty Only)
Date & Time of E-auction for Property 1st	21/08/2025 11:30 AM to 12:30 PM
Date & Time of E-auction for Property 2nd	21/08/2025 12:30 PM to 01:30 PM
Last date of submission of bids along with EMD	20/08/2025 upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	11/08/2025 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com

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 inquiries 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.
- 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: 29th July 2025

Place: Mumbai

Authorised Officer

IndusInd Bank Ltd

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

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.

Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at www.indusind.com

CIN : L65191PN1994PLC076333

