

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 19/05/2024 by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on date **21/08/2025** upon "**As is where is basis**", "**As is what is basis**", "**Whatever there is basis**" and "**No recourse Basis**", for recovery of amount sum amounting **Rs. 88,63,785.34/- (Rupees EightyEight Lakh SixtyThree Thousand Seven Hundred EightyFive Paise ThirtyFour Only)** as on **25/06/2025** 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	(1) M/S. Maa Osiya Fashion, (2) Mr. Ramesh Shantilal Ranka, (3) Mrs. Snehlata Devi Rameshkumar Ranka, (4) Mr. Rajendra Shantilal Ranka, (5) Mrs. Rekhadevi Rajendrakumar Ranka, (6) Mr. Hitesh Shantilal Ranka, (7) Mrs. Reshmidevi Shantilal Ranka, (8) M/S. Darshan Creation, (9) Mr. Vipul Shantilal Ranka, (10) Mr. Shantilal Badalmar Ranka All R/O 14 Ground Floor Jay Industrial 1 Nr Htc Market, Opp Smc Compound Anjana Farm Surat Gujarat 395002 H 8 & G 8, Poonamratna Garden Apartment, Pancharatna Garden Society Near Bombay Market, Umarwada Surat 395010
Loan Account Numbers	GSS00870N, GSS01230N & 700000006304
Description Of The Immovable Property/ Secured Asset Property 1st	All The Piece And Parcel Property Bearing Flat No. H/8, Admeasuring About 102.19, Sq. Mtrs. Super Build Up Area, 59.09 Sq. Mtrs. Build Up Situated On The 8Th Floor,

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

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.
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	"Punamratna Gardens Apartment" Constructed On Land Bearing Revenue Survey No. 79/3, Which Also Bears Final Plot No. 34, Having Plot No. C & D, Total Admeasuring About 1107 Sq. Mtrs. Of T.P. Scheme No. 8 Of Umarwada Which Is Now Having City Survey No. 3319/A/B/K/D Of Ward Umarwada Within District Together With Proportionate Share In The Said Land" Surat.
Description Of The Immovable Property/ Secured Asset Property 2nd	All The Piece And Parcel Property Bearing Flat No. 8-G Admeasuring About 102.23, Sq. Mtrs. Super Build Up And 64.88 Sq. Mtrs. Build Up Situated On The 8Th Floor Of "Punamratna Gardens Apartments" Constructed On Land Bearing Revenue Survey No. 79/3 Which Also Bears Final Plot No. 34 Having Plot No. C And D Total Admeasuring About 1107 Sq. Mtrs. Of T.P. Scheme No. 8 Of Umarwada Which Is Now Having City Survey No. 3319/A/B/K/D Of Ward Umarwadav Within District Togheter With Proportionate Share In The Said Land" Surat
Reserve Price for Property 1st	Rs. 27,96,849/- (Rupees TwentySeven Lakh NinetySix Thousand Eight Hundred FourtyNine Only)
Reserve Price for Property 2nd	Rs. 27,96,849/- (Rupees TwentySeven Lakh NinetySix Thousand Eight Hundred FourtyNine Only)
Earnest Money Deposit (EMD) for Property 1st	Rs. 2,79,684.9/- (Rupees Two Lakh SeventyNine Thousand Six Hundred EightyFour Paise Ninety Only)
Earnest Money Deposit (EMD) for Property 2nd	Rs. 2,79,684.9/- (Rupees Two Lakh SeventyNine Thousand Six Hundred EightyFour Paise Ninety 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" & "NO RECOURSE" basis and will be conducted "Online Mode".
- 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



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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: Surat (Gujarat)



Authorised Officer

IndusInd Bank Ltd



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