

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 13/07/2023 by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" on **14/07/2025**, for recovery of **Rs. 1,86,22,136.90/- (Rupees One Crore EightySix Lakh TwentyTwo Thousand One Hundred ThirtySix Paise Ninety Only) as on 12/05/2025** together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower, Co Borrower & Guarantor. 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, Guarantor with Address	Shradha Saburi Through Proprietor Mukesh Malani (Borrower), Sanwariya Print Pack Industries, Gopal Das Malani, Ishan Malani, Prima Malani, Bhavika Malani, And Mukesh Malani (Co-Borrower) All Are Having Address At:- H No 305 Sch No. 103 Keshar Bagh Road – Indore Madhya Pradesh 452001 Also At: - Unit No. 101, Unit No. G 1, Unit No. G9 Ground Floor, Unit No.102, Unit No.124 First Floor Annapurna Complex (Old K B Complex Plot No. 265 (Old No. 153),Sir Siremal Bafna Marg Indore Madhya Pradesh 452001
Loan Account Numbers	III00487N, III00615N, III00616N & III00822N
Description Of The Immovable Property/ Secured Asset	Property One :- Unit No. G 1 Ground Floor Annapurna Complex (Old K B Complex), 168 Sq Ft Plot No. 265 (Old No. 153) Sir Siremal Bafna Marg Indore 452001 Property Two :- Unit No. 102 First Floor Annapurna Complex (Old K B Complex), 105 Sq Ft, Plot No. 265 (Old No. 153) Sir Siremal Bafnamarg Indore 452001

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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CIN : L65191PN1994PLC076333



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	<p>Property Three :- Unit No. 101 First Floor Annapurna Complex (Old K B Complex Plot No. 265 (Old No. 153), 103 Sq Ft, Sir Siremal Bafna Marg Indore 452001</p> <p>Property Four :-Unit No. 124 First Floor Annapurna Complex (Old K B Complex), 111 Sq Ft, Plot No. 265 (Old N O. 153) Sir Sirema Bafna Marg Indore 452001</p> <p>Property Five :- Unit No. G9 Ground Floor Annapurna Complex, 108 Sq Ft (Old K B Complex) Plot No. 265 (Old No. 153) Sir Siremal Bafna Marg Indore 452001</p>																								
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Last date of submission of bids along with EMD	11/07/2025 upto 4:00 PM																								
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)																								
Date & Time of Inspection of property	03/07/2025 from 11:00 AM to 01:00 PM (with pre appointment)																								
E auction Website Address	https://www.bankeauctions.com																								
13(2) Demand Notice Date	11/07/2022																								
13(2) Demand Notice Amount	Rs. 1,25,33,160.39/-																								
Physical Possession Date	13-07-2023																								

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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 No. 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: 20th Jun 2025

Place: Indore

Authorised Officer
IndusInd Bank Ltd



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