

APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

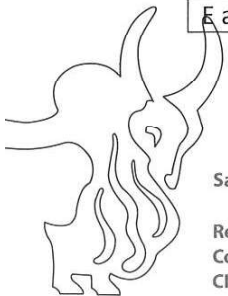
E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act).

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 **22/01/2026** 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 **20/08/2026**, for recovery of **Rs. 63,90,081/- (Rupees Sixty-Three Lakh Ninety Thousand Eighty-One Only)** as on **15/05/2026** 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	ANCY TOURS AND TRAVELS & ORS. (Through its Proprietor Chandra Shekhar A Nadnar), A UDHAYA SEKARAN and CHANDRA SHEKHARA A NADNAR All Are Having address at- Having address at :- D 302, Bharadwaj Bldg.2,Rushivan Complex, Kajupada Hill, Nr. Last Bust Stop of 477, Borivali (E), Mumbai – 400 066 Also At- E 601 Bharadwaj BLDG Rushivan Park Kajupada Hill Borivali East, Mumbai 400066
Loan Account Numbers	MZB00069N/MZB00034N/MZB00016N
Reserve Price	Rs. 78,17,000/- (Rupees Seventy-Eight Lakh Seventeen Thousand Only)
Earnest Money Deposit (EMD)	Rs. 7,81,700/- (Rupees Seven Lakh Eighty-One Thousand Seven Hundred Only)
Date & Time of E-auction	20/08/2026 11:00 A.M - 12:00 P.M
Last date of submission of bids along with EMD	19/08/2026 Upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	22/07/2026 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com



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

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

Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in

CIN : L65191PN1994PLC076333



IndusInd Bank

Description Of The Immovable Property/ Secured Asset	"All that piece and parcel of Flat No.302, on 3rd Floor, admeasuring 426 sq.ft. carpet area in "D" Wing of the building known as "Bharadwaj Co-Operative Housing Society", situated at Rushi van Complex, Kaju Pada Hill, Borivali (East), Mumbai – 400066, constructed on (i) Land admeasuring 6000 sq. yards = 5018 sq.mtrs. earlier bearing CTS No.2220 (Part) now being CTS No.2220-C and 2220-D and Survey No.345-C, (ii) Land admeasuring 550 sq. yards equivalent to 4600.37 sq.mtrs. earlier bearing CTS No.2220 (Part) and 2221 (Part), now being part of property bearing CTS No.2220-C and 2220-D and bearing Survey No.345-C (Part) of Revenue Village Dahisar, Taluka Borivali, District B.S.D., and in the Registration District of Bombay and Sub Registration District of Bombay Suburban"
--	--

Terms and Conditions: -

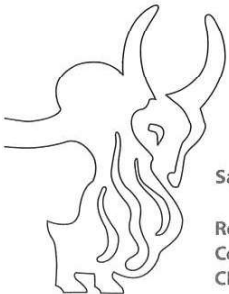
- 1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis and will be conducted "Online".
- 2) The auction will be conducted through IndusInd Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.
- 3) Bid 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, 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: 08th July 2026

Place: Mumbai

Authorised Officer



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

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

Contact us: (020) 26343201 | Email us: reachus@indusind.com | Visit us: www.indusind.bank.in

CIN : L65191PN1994PLC076333