

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 **16/12/2025** 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 **11/03/2026**, for recovery of **Rs.24,01,067/- (Rupees Twenty-Four Lakh One Thousand Sixty-Seven Only) as on 05/02/2026** 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, Nungambakkam, 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	Mrs. Janki Gupta (Borrower), Mr. Mohan (Co-Borrower) House No. B XXIX 212/27/885/50, Street No. 5 New Ambedkar Nagar, Ludhiana, Punjab- 141016. Also, at: Mohan Karyana Store, Gali No. 1, Makkar Colony Dhandari Kalan, Ludhiana, Punjab- 141014. Also, at: Guru Ramdas Nagar, Makkar Colony, Street No. 1, Shiwas Kiriyana Store, Dhandari Kalan, Ludhiana Punjab – 141014.
Loan Account Numbers	PLE01071N
Reserve Price	Rs.26,73,000/- (Rupees Twenty-Six Lakh Seventy-Three Thousand Only)
Earnest Money Deposit (EMD)	Rs.2,67,300/- (Rupees Two Lakh Sixty-Seven Thousand Three Hundred Only)
Date & Time of E-auction	11/03/2026- 11:00 AM to 12:00 PM
Last date of submission of bids along with EMD	10/03/2026 upto 4:00 PM
Minimum bid Increment amount	Rs.10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	26/02/2026 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com
Description of the Immovable Property/ Secured Asset	“All that Piece and Parcel of Property House bearing No. B-29-212/27/885/50, measuring 135 Sq Yards, comprised in

Pitampuram, New Delhi Branch : IndusInd Bank Limited, 499, 1st Floor CGHS Society, Kohat Enclave, Pitampuram, New Delhi-110034.

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



	Khasra no. 968/1/2, 972/1, 972/2, 970/2, Khata no. 198/226, 869/337, 303/1061, 485/565 as per Jamabandi for the year 2009-2010, Situated in Village Lohara, H.B no. 260, Abadi New Ambedkar Nagar/Aam Colony, Tehsil & District Ludhiana, Punjab - 141003, owned by Mrs Janki Gupta vide Sale deed vasika no. 2103 dated 01.06.2017".
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Terms and Conditions: -

- 1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" 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 Mithlesh- 7080804466 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Ankit Baweja- 9871532158 & Mr. Atul Goyal- 8285559659.
- 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: 31.01.2026

Place: Punjab



Pitampuram, New Delhi Branch : IndusInd Bank Limited, 499, 1st Floor CGHS Society, Kohat Enclave, Pitampuram, New Delhi - 110 034.

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