

IndusInd Bank

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 18/08/2023 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 **02/02/2026**, for recovery of **Rs. 3,07,41,417.46/- (Rupees Three Crore Seven Lakh Forty One Thousand Four Hundred Seventeen Paise Fourty Six Only)** as on **03/11/2025** 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	Bed Sheet Home- Through Its Proprietor (Borrower) Mrs. Sudha Bhutra, Mr. Nirmal Kumar Bhutra And Mr. Harshit Bhutra (Co-Borrower) All Are Having Address At:- 09 Green Park, Veer Durga Das Nagar Pali (Rajasthan)- 306401 "Also At" Plot No 180 House No 9 Veer Durga Das Nagar Green Park Pali (Rajasthan)- 306401
Loan Account Numbers	RDD00455N & RDD00789N
Description Of The Immovable Property/ Secured Asset	All That Piece And Parcel Of Land Bearing No -Plot No 180 House No 9 Veer Durgadas Nagar Green Park Pali, Rajasthan, Admeasuring Area 2720 Sq. Ft., Owned By Mr. Nirmal Kumar Bhutra. East :- Plot No. 189, West -Entry/ Road, North :- Plot No. 181, South :- Plot No. 179
Reserve Price	Rs. 2,62,03,500/- (Rupees Two Crore SixtyTwo Lakh Three Thousand Five Hundred Only) <i>In the present matter as per the order of the Ld. DRT dated 10.01.2025 passed in SA No. 478/2024 the fresh valuation has been conducted, and the property has been put to auction on the average of the realisable value of the two valuations as</i>

Jaipur : 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



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	<i>the previous three auctions resulted into failure.</i>
Earnest Money Deposit (EMD)	Rs. 26,20,350/- (Rupees Twenty Six Lakh Twenty Thousand Three Hundred Fifty Only)
Date & Time of E-auction	02/02/2026 11:00 A.M - 12:00 P.M
Last date of submission of bids along with EMD	31/01/2026 Upto 4:00 P.M.
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	20/01/2026 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com
13(2) Demand Notice Date	27/02/2023
13(2) Demand Notice Amount	Rs. 2,32,11,480.72/-
Physical Possession Date	18-08-2023
Total Outstanding Amount (As on date)	Rs. 3,07,41,417.46/- (Rupees Three Crore Seven Lakh Fourty One Thousand Four Hundred Seventeen Paise Fourty Six Only) as on 03/11/2025.

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 & Mr. Parth Madan Cell No. 7976325091.
- 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: 22nd Dec 2025
Place: Pali Rajasthan

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

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