

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 **14/02/2026** 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 **16/06/2026**, for recovery of **Rs. 34,20,354/- (Rupees Thirty Four Lakh Twenty Thousand Three Hundred Fifty Four Only)** as on **24/03/2026** together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower/ Co-Borrower/ Mortgagor. The reserve price and earnest money to be deposited in 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	M/S. VRUSHABH GRAINS THROUGH ITS PROPRIETOR-MR. BRIJESH HARSHADBHAI SHAH MR. BRIJESH HARSHADBHAI SHAH MR. HARDIKKUMAR HARSHADBHAI SHAH, MRS. BRINDABEN HARDIKKUMAR SHAH All R/O B SHOP NO. 25, SIMANDHAR COMPLEX, PAL ROAD, SURAT, GUJARAT - 395009. Also At - FLAT NO. F/204, BUILD B/F, VIJAYALAXMI RESIDENCY, OPP. SAI RACHANA SOCISOCIETY, L.P. SAVANI ROAD, PAL, SURAT, GUJARAT - 395009
Loan Account Numbers	GSS01355N & GSS01412N
Reserve Price	Rs. 33,52,400/- (Rupees Thirty Three Lakh Fifty Two Thousand Four Hundred Only)
Earnest Money Deposit (EMD)	Rs. 3,35,240/- (Rupees Three Lakh Thirty Five Thousand Two Hundred Forty Only)
Date & Time of E-auction	16/06/2026 11:00 A.M - 12:00 P.M
Last date of submission of bids along with EMD	12/06/2026 Upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	01/06/2026 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com

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



IndusInd Bank

Description Of The Immovable Property/ Secured Asset	All That Piece and Parcel of the Property Flat No. F-204 Admeasuring about 107.80 Sq. Mts. Super Built Up and 69.56 Sq. Mts. Built Up and 64.31 Sq. Mts. Carpet area situated on the 2nd Floor of Building No. F of " Vijayalaxmi Residency " constructed on land bearing revenue no. 290 and 292 and its block no. 274/1/A admeasuring about 19941 Sq. Mts. Which also bears final plot no. 130 admeasuring about 4800 Sq. Mts. Of Preliminary T.P. Scheme No. 10 (Pal) of Pal within District Surat together with undivided proportionate share in the said land. Owned by Mr. Brijesh Harshadbhai Shah and Mr. Hardikkumar Harshadbhai Shah.
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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 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. 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: 30th April 2026

Place: Surat, Gujarat

Authorised Officer

Indusind Bank Ltd

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

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

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