

[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION 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 (“SARFAESI Act”) read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Indiabulls Asset Reconstruction Company Limited(Indiabulls ARC). Further, the Indiabulls Assets Reconstruction Company Limited (Indiabulls ARC) (acting in its capacity as Trustee of Indiabulls ARC –IX Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2019 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, Indiabulls ARC has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of Indiabulls ARC took handover of the physical possession of the below mentioned secured property from the assignor. The Authorized Officer of Indiabulls ARC hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on “As is where is”, “As is what is”, and “Whatever there is” and “Without recourse Basis” for recovery of amount shown below in respective column due to Indiabulls ARC as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 20.02.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price In INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
M/s Vishesh.com (Borrower), Mr. Vinayak Chandgadkar (Co-Borrower), Mrs. Seema Chandgadkar (Co-Borrower), Mr. Suresh Chandgadkar (Co-Borrower & Mortgagor)	All the piece and parcel of land bearing S.No.35, Hissa No. 5/2/5 admeasuring area i.e 100 Sq .Mtrs alongwith construction standing thereon consisting of ground and first floor totally admeasuring 78.96 Sq.Mtrs situated at Hadapsar Pune within the limits of Corporation of Pune and within the jurisdiction of Sub-Registrar Haveli , District Pune and same is bounded as under: North : Property of Shakuntala Gambhir South: Property of Dighe East: Property of Jayda C Patil West: Property of Ratnabai Adhnikar	Mr. Suresh Chandgadkar	Rs. 60,98,000/- (Rupees Sixty Lakhs Ninety Eight Thousand Only)	06.02.2020	24.07.2023	Rs.36,00,000 (Rupees Thirty Six Lakhs Only)	Rs. 50,000 (Rupees Fifty Thousand Only)	Rs.3,60,000 (Rupees Three Lakhs Sixty Thousand Only)	13.03.2026 12:00 PM to 1:00 PM (As per prior appointment)

Account No.:201003788869 , Name of the Beneficiary: INDIABULLS ARC-IX TRUST, Bank Name: IndusInd Bank Ltd, Branch: Opera House Branch, IndusInd House, 425, Dadasaheb Bhadkamkar Marg, Mumbai-400 004 , IFSC Code:INDB0000001

Date of E-Auction & Time 17-03-2026 11:30 P.M to 12:30 P.M

Last date and time for submission of bid letter of participation/KYC
Document/Proof of EMD

16.03.2026 till 3:00 P.M

The auction will be conducted online through Indiabulls ARC's approved the auctioneer portal <http://www.bankeauction.com> and for detailed terms and conditions of the sale, please refer to the link provided on auctioneer's website - <http://www.bankeauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than **15 (Fifteen) days** to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time

Date: 23.02.2026

Place: Pune

Sd/-
Authorized Officer, Indiabulls Assets Reconstruction Company Limited.
(acting in its capacity as a Trustee of Indiabulls ARC –IX Trust)