



Indiabulls Asset Reconstruction Company Limited.

CIN: U67110MH2006PLC305312

Corporate Office: One International Centre, Tower-1, 4th Floor, Senapati Bapat Marg, Elphinstone Road, Mumbai- 400013

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Authorised Officer M no: +91 937 193 3015

[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 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:

Details of the Secured Asset	Owner of the property	Outstanding Dues as on 10.09.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price In INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
<p><u>Lot No.1:-</u> Immovable property bearing Shop No 49 on the ground floor admeasuring 12.54 Sq. Mtrs in Payal Co-Operative Housing Society Ltd., Sayajigunj, Vadodara (popularly known as Payal Complex) constructed on land lying and situate at village Vadodara Kasba sim bearing Revenue Survey No 453/3 paiki and City Survey No 90,101 to 105 and 40 comprised in Vibagh C – Tikka No 8/3 in the Registration District Sub District Vadodara in the state of Gujarat.</p> <p><u>Lot No.2:-</u> Immovable property bearing residential Flat No A/401 on the 4th Floor, admeasuring 350 Sq. Fts internally merged with Flat No A/402 on the 4th Floor, admeasuring 500 Sq. Fts; in Tower A of “Jigna Apartment Owners Association (Popularly known as Manubhai Tower) Sayajigunj, Vadodara constructed on land lying and situate at village Sayajigunj sim bearing Revenue Survey No 453/1 and corresponding City Survey No 91/1 in the Registration District Sub District Vadodara in the state of Gujarat.</p>	Mr Chetan L Nayak (Guarantor), Mr Vipul L Nayak (Guarantor)	Rs. 1,26,01,994 (Rupees One Crore Twenty Six Lakhs One Thousand Nine Hundred and Ninety Four Only)	16.08.2019	08.10.2023	Rs. 13,50,000 (Rupees Thirteen Lakhs Fifty Thousand Only)	Rs. 25,000 (Rupees Fifty Thousand Only)	Rs. 1,35,000 (Rupees One Lakh Thirty Five Thousand Only)	03.02.2026 12.00 pm to 2.00 PM As per prior appointment
Loan account Details	The EMD shall be payable through NEFT / RTGS payable at Mumbai in the following “INDIABULLS ARC-IX TRUST, Account No. 201003788869 with IndusInd Bank Ltd. (IFSC: INDB0000001), having its branch at Opera House Branch, IndusInd House, 425, Dadasaheb Bhadkamkar Marg, Mumbai-400 004							
Date of E-Auction & Time	05.02.2026 from 3:30 P.M to 4:30 P.M							
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	04.02.2026 till 6:00 P.M							

The auction will be conducted online through Indiabulls ARC's approved the auctioneer portal www.c1india.com and for detailed terms and conditions of the sale, please refer to the link provided on auctioneer's website www.c1india.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: 14.01.2026

Place: Vadodara, Gujarat

Sd/-

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