

[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 -XIV Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.03.2020 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:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 23.02.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price In INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Rameshkumar R. Yadav (Borrower & Mortgagor), Mrs. Rambha R. Yadav (LAN: MWO00801N)	All the piece and parcel of immovable property being Flat No. 002, on the Ground Floor, admeasuring 1025 Sq.Ft, Super Built up area, in the Building Known as Paradise Apartments, situated at revenue Village Manicpur, bearing survey no. 45, Hissa No.7/2 within the	Mr. Rameshku mar R. Yadav	Rs. 94,00,000 (Rupees Ninety Four Lakhs Only)	31.07.2020	09.03.2023	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)	12.03.2026 12:00 PM to 1:00 PM (As per prior appointment)

		jurisdiction of Vasai- Virar Mahanagar Palika, in the registration Sub-District of Vasai-1, District -Palghar (Thane)								
Account No.: 201004062357 , Name of the Beneficiary: INDIABULLS ARC- XIV TRUST, Bank Name: IndusInd Bank, Branch: Opera House Branch, IndusInd House, 425, Dadasaheb Bhadkamkar Marg, Mumbai-400 004 , IFSC Code:INDB0000001										

Date of E-Auction & Time	17.03.2026 2:00 P.M to 3:00 P.M
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	16.03.2026 till 4:00 P.M

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

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