

[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 Co. Ltd. The Authorized Officer of Indiabulls Asset Reconstruction Co. Ltd. hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. 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 Asset Reconstruction Co. Ltd. as Secured Creditor from respective Borrower and Guarantors & Mortgagors 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 24.09.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price In INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s Faith Machinery Stores Pvt Ltd. (Borrower), Mr Nadeem Abdulrazak Bagawan (Co-Borrower/Mortgagor), Mrs Shahenaz Saleem Bagban (Co-Borrower/Mortgagor)	Property No. 1 : Shop No 5, Basement Floor, Majestic Plaza, CTS No 612 (Old CTS No 679), Rasta Peth, Pune 411001. On or towards East : Parking On or towards West : Road On or towards North : Shop On or towards South : Shop	Mr Aslam Abdul Razzak Bagawan and Mr Shakeel Abdulrazak Bagawan	Rs. 4,43,01,556 (Rupees Four Crore Forty Three Lakhs One Thousand Five Hundred and Fifty Six only)	31.07.2020	07.06.2022	Rs. 36,90,000 (Rupees Thirty Six Lakhs Ninety Thousand Only)	Rs. 50,000 (Rupees Fifty Thousand Only)	Rs. 3,69,000 (Rupees Three Lakhs Sixty Nine Thousand Only)	19.10.2026 12:30 PM to 3.00 PM (As per prior Appointment)

2.	tgagor), Mr Shakeel Abdulrazak Bagawan (Co-Borrower/Mortgagor), Mr Aslam AbdulRazak Bagawan (Co-Borrower/Mortgagor), Mr Saleem Abdul Razzaque Bagban (Co-Borrower)	Property No. 2 : Unit No 8A-9, Upper Ground floor, Sunshine Marks, Sr No 4840, Mumbai-Pune Road, Pimpri, Pune 411018 On or towards East: Shop On or towards West: Building On or towards North: Shop On or towards South : Shop	Mr Aslam Abdul Razzak Bagawan and Mr Shakeel Abdulrazak Bagawan			20.01.2025	Rs.2,00,34,000 (Rupees Two Crore and Thirt y Four Thou sand Only)	Rs. 1,00,000 (Rupee s One Lakh Only)	Rs. 20,03,400 (Rupees Twenty Lakhs Three Thousan d Four Hundred Only)	19.10.2026 12:30 PM to 3.00 PM (As per prior Appointme nt)
3.		Property No. 3 : Unit No 7, Upper Ground floor, Sunshine Marks, Sr No 4840, Mumbai-Pune Road, Pimpri, Pune 411018. On or towards East: Shop On or towards West: Building On or towards North: Shop On or towards South : Shop	Mr. Nadeem Abdul Razzak Bagawan and Mrs. Shahnaaz Salim Bagawan			20.01.2025	Rs. 1,74,00,000 (Rupees One crore Seven ty Four Lakhs Only)	Rs. 1,00,000 (Rupee s One Lakh Only)	Rs. 17,40,000 (Rupees Seventee n Lakhs Forty Thousan d Only)	19.10.2026 12:30 PM to 3.00 PM (As per prior Appointme nt)
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										

	Shop No. 5, Majestic Plaza	Unit No. 8A & 9, Sunshine Marks	Unit No. 7, Sunshine Marks
Date of E-Auction & Time	09.11.2026 3.30 P.M to 4.30 P.M	09.11.2026 3.30 P.M to 4.30 P.M	09.11.2026 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	06.11.2026 3.30 P.M to 4.30 P.M	06.11.2026 3.30 P.M to 4.30 P.M	06.11.2026 3.30 P.M to 4.30 P.M

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullsarc.com; Contact: 9619678444; Email id: amit.t36@indiabulls.com. For bidding, log on to www.auctionfocus.in

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** [*with respect to below mentioned Property No. 1*] and **30 (Thirty) days** [*with respect to below mentioned Property Nos. 2 & 3*] respectively 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: 06-10-2026

Place: Pune

Sd/-

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