

[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:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstand ing Dues as on 26.07.202 6 (IN INR)	Demand Notice Date	Possess ion Date	Reser ve Price (IN INR)	Bid Increme nt Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
Land Marine Equipment Services Private Limited Mr. Hiranmoy Bhattacharya Mrs. Lipi Bhattacharya	All that Flat no. 401, admeasuring about 1375 sq.ft. super built up on the 4th floor, in "A" wing of "Pramukh Darshan" A wing Cooperative Housing Society Ltd along with share certificate	Land Marine Equipment Services Private Limited	Rs. 312.14 lakhs	20.06.2019	18.08.20 23	Rs. 190.00 Lakhs	Rs. 1 lakhs	Rs. 19.00 Lakhs	11.08.2026 between 11.30 am to 1.00 pm (As per prior appointment)

bearing No.7 bearing distinctive nos. 31 to 35 (Both Inclusive) of 5 shares Rs.5/- each situated at Cama Lane, Ghatkopar (West) Mumbai 400 096, more particularly lying, being and situated on the land bearing survey no. 135, Hissa No.5 corresponding to C.T.S No.850 to 859 of Village - Kirol, Taluka - Kurla, Mumbai Suburban District and said building is constructed in the year 2002 and building is stilt + 7 upper floor with lift.									
Account No.:201003788869 , Name of the Beneficiary: INDIABULLS ARC-IX 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	25.08.2026 from 3.00 pm to 4.00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	24.08.2026 till 4.00 pm

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 No: 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 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: 08-08-2026

Place: Mumbai

Sd/-
Authorized Officer