

[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 10.09.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price In INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Ghule Tours & Travels (Borrowers), Mr. Devidas Haribhau Ghule (Proprietor, Co-Borrower and Mortgagor), Mr. Balasaheb Devidas Ghule (Co-Borrower), Mr.	All the piece and parcel of Flat No. 18 (Flat No.8 as per the old Plan) on 4 th Floor in society known as "Shree Shivaji Co-operative Housing Society Limited" bearing survey no. 295, Plot No. 14, Building No. "Rutuja Residency" lying and situated at Hadapsar, Pune within Sub-Registration district-Pune, Tehsil -Haveli within the jurisdiction of sub - Registrar, Haveli No. 1 to 28.	Mr. Devidas Haribhau Ghule	Rs. 39,17,747 (Rupees Thirty Nine Lakhs Seventeen Thousand Seven Hundred and Forty Seven Only)	31.07.2020	17.08.2022	Rs. 42,30,000 (Rupees Forty Two Lakhs Thirty Thousand Only)	Rs. 50,000 (Rupees Fifty Thousand Only)	Rs. 4,23,000 (Rupees Four Lakhs Twenty Three Thousand Only)	25.09.2026 2.30 PM to 4.30PM (As per prior Appointment)

	Avinash Devidas Ghule (Co-Borrower) (LAN: MPM00519N)									
	Ghule Tours & Travels (Borrowers), Mr. Devidas Haribhau Ghule (Proprietor,Co-Borrower and Mortgagor), Mr. Balasaheb Devidas Ghule (Co-Borrower), Mr. Avinash Devidas Ghule (Co-Borrower)(LAN: MPM00494N)	All the piece and parcel of Flat No. 20 (Flat No. 11 as per the old Plan) on 4 th Floor in society known as “Shree Shivaji Co-operative Housing Society Limited” bearing survey no. 295, Plot No. 14, Building No. “ Rutuja Residency” lying and situated at Hadapsar, Pune within Sub-Registration district-Pune , Tehsil -Haveli within the jurisdiction of sub - Registrar, Haveli No. 1 to 28.	Mr. Devidas Haribhau Ghule	Rs. 2,63,86,068 (Rupees Two Crores Sixty Three Lakhs Eighty Six Thousand and Sixty Eight Only)	31.07.2020	17.08.2022	Rs.28,94,000 (Rupees Twenty Eight Lakh Ninety Four Thousand Only)	Rs. 50,000 (Rupees Fifty Thousand Only)	Rs. 2,89,400 (Rupees Two Lakhs Eighty Nine Thousand and Four Hundred Only)	25.09.2026 2.30 PM to 4.30PM (As per prior Appointment)
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	30.09.2026 3.30 p.m. to 4:30 P.M (evening)
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	29.09.2026 till 4:00 P.M (evening)

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** 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: 12.09.2026

Place: Pune

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