

[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 05.09.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price In INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Welspun Enterprises (Borrower), Mr.Lalitgiri D.Goswami (Co-Borrower and Proprietor), Mr. Dhaneshvargiri B. Gosai (Co-Borrower and Mortgagor),	All that piece and parcel of immovable residential property of Revenue Survey No.16 &17, Sub-Plot No 16/C, "Matru Chhaya", 5, Vivekanand Nagar, Street No. 14, Kothariya Main Road, admeasuring 90-7-72 Sq. Yards including Private Path with building thereon of Survey No 259 Paiki of Rajkot and bounded as under: On or towards North: Land of Private Path	Mr. Dhaneshvargiri B. Gosai and Mrs. Meetalben L. Goswami	Rs. 94,05,635/- (Rupees Ninety Four Lakhs Five Thousand Six Hundred and Thirty Five Only)	31.07.2020	29.01.2023	Rs.23,80,000/- (Rupees Twenty Three Lakhs Eighty Thousand	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Rs. 2,38,000/- (Rupees Two Lakhs Thirty Eight Thousand Only)	22.09.2026 12:30 PM to 3:00 PM (As per prior Appointment)

Mrs. Meetalben L. Goswami(Co-Borrower and Mortgagor), Mrs. Labhuben D. Goswami (Co-Borrower),Mr. Kamleshgiri D.Goswami (Co-Borrower), Mr. Dilip Moliya (Co-Borrower) (LAN : GRR00237N)	On or towards East: Others Property On or towards South: Others Property On or towards West: Others Property						and Only)			
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	29.09.2026 3:00 P.M to 4:00 P.M
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	28.09.2026 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: Rajkot

Sd/-

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