

[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 21-09- 2026	Demand Notice Date	Possess ion Date	Reser ve Price (in INR)	Bid Increme nt Amount (in INR)	EMD (in INR)	Date & Time of Inspection
Noolvi Traders (Borrower) Mr. Rajshekar Noolvi (Proprietor, Guarantor and Mortgagor) Mr. Manjunath Noolvi (Guarantor), Ms. Saroja Noolvi (Guarantor)	All that piece and parcel of Land and Building comprised in Plot No. 102, formed in R.S No. 94 C measuring 1 Gunta 7.75 Annas having built up 85.54 Sq. Mtrs, situated within Hubli-Dharwad Municipal Corporation Limits, 7 th Avenue, Krishnapur, Hubli, Tq: Hubli, Dist: Dharwad and building is bounded by; East by: Plot No. 103 West by: Plot No. 101 North by: Plot No. 77 South by: Govt. Road	Mr. Rajshekar Noolvi	Rs.88.50 Lakhs	31.07.2019	25-02- 2026	Rs. 108.90 Lakhs	Rs. 1 lakh	Rs. 10.89 Lakhs	12.10.2026 between 12.30 p.m. to 3.00 p.m. (As per prior appointment)

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
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Date of E-Auction & Time	23.10.2026 from 3.00 pm to 4.00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	20.10.2026 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 30 (Thirty) 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: 21-09-2026

Place: Mumbai

Sd/-
Authorized Officer