

[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	Outstanding Dues as on 17.06.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
M/s. Snapstar Tours Pvt. Ltd. M/s. Snapstar Tours Mr. Tushar Mhetre Mrs. Shraddha Mhetre Mr. Arun Mhetre Mrs. Smita Mhetre	All that piece and parcel of land bearing Plot no. 36-B, admeasuring 2700 Sq.ft., which is out of S No. 725/1 having corresponding Sub No. 999/A, along with Bungalow constructed	Mr. Arun Mhetre	Rs. 481.88 lakhs	20.01.2020	26.12.2022	Rs. 226.00 Lakhs	Rs. 1 lakhs	Rs. 22.60 Lakhs	10.07.2026 between 1pm to 2 pm (As per prior appointment)

thereon in Phatakbaug Co-op. Hsg. Soc. Ltd. situated at Navi Peth, Taluka Haveli District Pune									
Account No.:201003788869 , Name of the Beneficiary: INDIABULLS ARC-IX TRUST, Bank Name: IndusInd Bank Ltd, Branch: Opera House Branch, IndusInd House, 425, Dadasaheb Bhadkamkar Marg, Mumbai-400 004 , IFSC Code:INDB0000001									

Date of E-Auction & Time	14.07.2026 from 2pm to 3 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	13.07.2026 till 4 pm

P.S: To the best of knowledge and information, Kolhar Bhagwatipur Vyapari Gramin Bigarsheti Sahkari Patsanstha Maryadit has claimed encumbrance on the property for a credit facility sanctioned by them on September 2018. However, the present auction is conducted based on charge recorded by Indusind Bank [our assignor] in CERSAI portal in February 2017 i.e. prior to alleged encumbrance; and the physical possession of the property lies with Indiabulls Asset Reconstruction Co. Ltd.

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: 0124-6910910, +91 9371933015 Email id: deepak.dawari@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: 25.06.2026
Place: Mumbai

Sd/-
Authorized Officer