

**[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:

<b>Name of Borrower(s)/ Guarantors/ Mortgagors</b>	<b>Details of the Secured Asset</b>	<b>Owner of the property</b>	<b>Outstanding Dues as on 25.05.26 IN INR)</b>	<b>Demand Notice Date</b>	<b>Possession Date</b>	<b>Reserve Price (IN INR)</b>	<b>Bid Increment Amount (IN INR)</b>	<b>EMD (IN INR)</b>	<b>Date &amp; Time of Inspection</b>
Pradeep M Shah (Borrower & Mortgagor) Neelam P Shah (Co-Borrower & Mortgagor) JSK Nutrition	Flat No 501, on the fifth floor of building known as Vasant Smruti (E-Wing), area admeasuring 840 Sq. Ft. Super Built Up, equivalent to 672 Sq. Ft. Built Up, situated at W.E.Highway, Kandivali	Pradeep M Shah & Neelam P Shah	Rs. 214.11 Lakhs	31.07.2020	04.07.2025	Rs. 140.00 Lakhs	Rs. 1,00,000 /-	Rs. 14.00 Lakhs	15/06/2026 1 pm to 2pm (As per prior appointment)

Products Pvt. Ltd. (Co-Borrower)	East Mumbai bearing CTS No598, 601, 602, 607 to 609, 611, 617, 626 to 629, 632, 634, 638, 639, 640, 642, 645, 651, 698, 699, 701, 702 of Village Poisar, taluka Borivali, at the Registration District and Sub-District of Mumbai City.								
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**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**

<b>Date of E-Auction &amp; Time</b>	<b>17/06/2026 from 12 pm to 1 pm</b>
<b>Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD</b>	<b>16/06/2026 till 4 pm</b>

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](http://www.indiabullsarc.com); Contact No: 9371933015 Email id: [deepak.dawari@indiabulls.com](mailto:deepak.dawari@indiabulls.com). For bidding, log on to [www.auctionfocus.com](http://www.auctionfocus.com).

**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: 26/05/2026  
Place: Mumbai

Sd/-  
Authorized Officer