



Indiabulls Asset Reconstruction Company Limited.

CIN: U67110MH2006PLC305312

Corporate Office: One International Centre, Tower-1, 4th Floor, Senapati Bapat Marg,
Elphinstone Road, Mumbai- 400013

Email: Deepak.dawari@dhani.com

Tel.: (0124) (6681212) | **Authorised Officer M no.:** +91 9371933015

[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 Company Limited(Indiabulls ARC). Further, the Indiabulls Assets Reconstruction Company Limited (Indiabulls ARC) (acting in its capacity as Trustee of Indiabulls ARC –IX Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2019 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, Indiabulls ARC has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of Indiabulls ARC hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. 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 ARC as Secured Creditor from respective Borrower and Co-Borrower(s) 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 07.05.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price In INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
Land Marine Equipment Services Pvt. Ltd through its director Mr. Hiranmoy Bhattacharya Mr. Hiranmoy Bhattacharya director of Land Marine Equipment Services Pvt.Ltd ,Mrs. Lipi Bhattacharya director of Land Marine Equipments Services Pvt. Ltd	All the piece and parcel of immovable property being Flat No. 401, admeasuring about 1375 Sq.Ft, Super Built up on the 4 th Floor in "A" Wing of "Pramukh Darshan", A\] Wing of Co-operative Housing Society Ltd along with Share Certificate bearing No.7 bearing distinctive Nos. 31 to 35 (Both Inclusive) of Rs. 5 Shares Rs.50 each situated at Cama Lane, Ghatkopar (West), Mumbai 400096 more particularly lying and situated on land bearing survey No. 135 , Hissa No.5 corresponding to C.T.S No. 850 to 859 of Village Kirol, Taluka Kurla, Suburban District and said building is constructed in the year 2002 and building is stilt +7 upper floor with Lift.	Land Marine Equipment Services Pvt. Ltd through its director Mr. Hiranmoy Bhattacharya	Rs. 2,68,97,463/- (Rupees Two Crores Sixty Eight Lakhs Ninety Seven Thousand Four Hundred and Sixty three Only)	20.06.2019	18-08-2023	Rs. 2,25,00,000 (Rupees Two Crore Twenty Five Lakhs Only)	Rs. 50,000 (Rupees Fifty Thousand Only)	Rs.22,50,000 (Rupees Twenty Two Lakhs Fifty Thousand Only)	23.05.2025 2:00 PM to 3:00 PM (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									

Date of E-Auction & Time	10.06.2025 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	09.06.2025 till 6:00 P.M

The auction will be conducted online through Indiabulls ARC's approved the auctioneer portal <http://www.bankeauction.com> and for detailed terms and conditions of the sale, please refer to the link provided on auctioneer's website - <http://www.bankeauction.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: 19.05.2025

Place: Mumbai

Sd/-

Authorized Officer, Indiabulls Assets Reconstruction Company Limited.
(Acting in its capacity as a Trustee of Indiabulls ARC –IX Trust)