

IndusInd Bank

APPENDIX IV-A

Under Rule 9(1)

[See proviso to Rule 8(6)]

Sale Notice for 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 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken on 04/09/2023 by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on date **04th Aug 2025** upon "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse Basis", for recovery of sum amounting **Rs. 23,49,867.96 (Rupees Twenty Three Lakh Fourty Nine Thousand Eight Hundred Sixty Seven Paise Ninety Six Only)** as on date **05th Jun 2025** together with further interest, cost & expenses etc; due to the Secured Creditor from following Borrower/ Co-Borrower/ Guarantor/ Mortgagor. The reserve price and earnest money to be deposited is mentioned below respectively.

That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of "IndusInd Bank Ltd having Account No. **00073564611092**, IFSC: **INDB0000007**, and Branch Address: **No. 3 Village Road Nungambakkan, Chennai -600034**.

Before submitting the tender document, the successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid. The purchaser needs to pay remaining 15% on sale confirmation) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESI Act.

Name of Borrower/ Co-Borrower's/Guarantor's/Mortgagor's Address	M/s Mech Tech Engineering Solutions Through It's Proprietor Manjusha A Ms. Manjusha A Chivlekar Mr. Anil Prbhakar Chivlekar All R/O Gala No. 5, 1st Floor, Jai Bhawani Nagar, Near Wagale Police Station Road No 16 32 Thane Maharashtra 400604. Mr. Anil Prbhakar Chivlekar Flat No.102, 1st Floor, Shanti Sadan, Lodha Heaven, Shivaji Chowk, Dombivili (E) Thane 421201.
Loan Account Numbers	MWO00699N & MWO00920N
Description Of The Immovable Property/ Secured Asset	All The Piece And Parcel Property Bearing Flat No.102, 1st Floor, Shanti Sadan, Lodha Heaven, Nilje Station Road, Next To Registration Office, Shivaji Chowk, Dombivili (E) Thane 421201 Having Admeasuring Area 550 Sq. Ft.
Reserve Price	Rs. 26,73,000/- (Rupees Twenty Six Lakh Seventy Three Thousand Only)

Sangam Tower, Jaipur Branch : IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur - 302001.

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantoment), Pune - 411 001. India.

Tel.: (020) 26343201 Fax: (020) 2634 3241 Visit us at www.indusind.com

CIN : L65191PN1994PLC076333



IndusInd Bank

Earnest Money Deposit (EMD)	Rs. 2,67,300/- (Rupees Two Lakh Sixty Seven Thousand Three Hundred Only)
Date & Time of E-auction	04/08/2025 11:30 AM to 12:30 PM
Last date of submission of bids along with EMD	02/08/2025 upto 4:00 PM
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	22/07/2025 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com
13(2) Demand Notice Date	14-05-2021
13(2) Demand Notice Amount	Rs. 21,56,173.34/-
Physical Possession Date	04-09-2023
Total Outstanding Amount (As on date)	Rs. 23,49,867.96 (Rupees Twenty Three Lakh Forty Nine Thousand Eight Hundred Sixty Seven Paise Ninety Six Only) as on date 05th Jun 2025

Terms and Conditions:-

- 1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis and will be conducted through "Online Mode".
- 2) The auction will be conducted through IndusInd Bank approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.
- 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. <https://www.indusind.com> or website of service provider i.e. <https://www.bankeauctions.com>
- 4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of IndusInd Bank.
- 5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, sector 44, Gurgaon, 122003 Haryana. Contact No. Sh. Bhavik- 8866682937 (Manager- Bankeauctions) Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Ghanshyam Panchariya, Ph.- 8769889898.
- 6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail.
- 7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- 8) The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: 10th July 2025

Place: Thane (Maharashtra)

Authorised Officer
IndusInd Bank Ltd



Sangam Tower, Jaipur Branch : IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur - 302001

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