APPENDIX IV-A
[See proviso to Rule 8(6)]
Sale Notice for sale of Immovable Property


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 18/01/2024 by the Authorised Officer of IndusInd Bank Limited. The Secured assets, will be sold on “As and where is basis”, “as is what is basis”, whatever there is basis” and “No recourse Basis” on 20/04/2024, for recovery of Rs. 17,692,310.62 (Rupees One Crore Seventy-Six Lack Ninety-Two Thousand Three Hundred Ten and Sixty-Two Paisa Only) as on 04/03/2024 together with further interest, cost & expenses etc.; due to the Secured Creditor from following Borrower, Co Borrower & Guarantor. 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 Nungambakkam, 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, Guarantor with Address | Paritosh Canteen, Through Its Proprietor Navin Joshi (BORROWER), 2, Narmada Navin Joshi & 3, Navin Gopal Joshi (CO-BORROWER) All Are Having address at: Flat No 502, 5th Floor Versova Bharti CHSL Andheri West, SVP Nagar Versova Mumbai Maharashtra-400053 “Also At" Row House Plot No 25-25, tsc - 19, Scheme Code No. 47, Svp Nagar, Versova, Andheri, Mumbai-400053 |
| Loan Account Numbers | MOLO0461N & MOLO01027N |
| Reserve Price | Rs. 2,60,59,000/- (Rupees Two crore Sixty Lack Fifty Nine Thousand Only) |
| Earnest Money Deposit (EMD) | Rs. 2,60,59,00/- (Rupees Twenty Six Lack Fifty Nine Hundred Only) |
| Date & Time of E-auction | 20/04/2024 |
| Last date of submission of bids along with EMD | 19/04/2024 upto 4:00 PM |
| Minimum bid Increment amount | Rs. 10,000/- (Rupees Ten Thousand Only) |
| Date & Time of Inspection of property | 15/04/2024 from 11:00 AM to 01:00 PM (with pre
<table>
<thead>
<tr>
<th>E auction Website Address</th>
<th><a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a></th>
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<tbody>
<tr>
<td>Description Of The Immovable Property/Secured Asset</td>
<td>&quot;All that piece and parcel of Plot No.25-25 admeasuring about 84.41 sq.mtr. equivalent to 909 sq.ft., Survey No.120 corresponding to CTS No.1374B (Part), 413, RSC-19, Scheme Code No.47, AGP-21, SVP Nager, Versova Andheri, Mumbai – 400053, bounded as North : 9 meter wide road RCS-10, South : ADJ Plot No.24; East : 25 meter Cluster No.31, West : 9 meter wide road RCS 19,&quot;</td>
</tr>
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**Terms and Conditions:-**

1) E-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".

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. Support No.: 7291391124,25,26, & Contact Sh. Vinod Chauhan- 9813887931 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Bank Officer Mr. Sujit Sheth Ph. 8779673515.

6) It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular than 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.


**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

Date: 11/03/2024

Place: Mumbai

Authorized Officer
IndusInd Bank Ltd.

Sangam Tower, Jaipur Branch: IndusInd Bank Limited, 1st Floor, Sangam Tower, Jaipur - 302 001.

Regd. Office: 24/1, Gen. Thimmaiah Rd. (Carriageway), Pune - 411 001, India.
Tel: 020 26343201 Fax: 020 26343241 Visit us at www.indusind.com
CIN: L65191PN1994PLC076333