

**[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]****Sale Notice for Sale of Immovable Properties**

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) 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, the physical possession of which has been taken by the Authorised Officer of IndusInd Bank Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 02-July-2025, for recovery of Rs 4,60,63,516.82 (Rupees Four Crore Sixty Lacs Sixty-Three Thousand Five Hundred Sixteen and Eighty-Two Paise) as on 31-Apr-2025, due to IndusInd Bank Limited, the Secured Creditor from M/s Swastik Hydraulics (Borrower) and the Partners/Guarantors/Mortgagor Mohit Sharma, Chetna Joshi, Pankaj Joshi, Nishant Mishra, Tarsem Kumar, Snehalata Joshi and Rohit Salwan.

The reserve price and the earnest money deposit is as mentioned below. Inspection of the property will be available on 19-June-2025, As per details mentioned below.

**Description of Immovable Property**

Lot No	Description of secured assets	Known Encumbrances	Reserve Price (Lacs)	EMD (Lacs)	Time of Inspection
1	House Constructed on Plot No. 426/R, "Mahalaxmi Nagar", Village Piplya Kumar, Tehsil & District Indore, Madhya Pradesh Plot area-1500 Sq.F. Google Coordinates: 22.757821,75.909881	Not known	Rs. 1,90,20,000/-	Rs. 19,02,000/-	19-June-2025 (11:00 AM- 4:00 PM) (As per prior appointment)
2	Plot No. 54, Padmawati Colony, Survey No. 109, 110, 111, 112, 113, 114, 115 & 121, Village Pipliyahana, Tehsil & District Indore, Madhya Pradesh Plot area: 2400 Sq. Ft. Google Coordinates: 22.757821, 75.909881	Not Known	Rs. 3,22,50,000/-	Rs. 32,25,000/-	19-June-2025 (11:00 AM- 4:00 PM) (As per prior appointment)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. [www.indusind.com](http://www.indusind.com) or website of service provider i.e. [www.bankeauctions.com](http://www.bankeauctions.com)

**Date: 23-05-2025****Place: MUMBAI****Sd/- Authorised Officer**