

**IndusInd Bank****1st Floor, Sangam
Tower Church Road, Jaipur- 302001****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 **13/07/2023** by the Authorised Officer of **IndusInd Bank Limited**. The Secured assets, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" on **14/07/2025**, for recovery of **Rs.1,86,22,136.90/- (Rupees One Crore Eighty Six Lakh Twenty Two Thousand One Hundred Thirty Six Paise Ninety Only)** as on **12/05/2025** 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 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, Guarantor with Address

SHRADHA SABURI Through Proprietor MUKESH MALANI (BORROWER), SANWARIYA PRINT PACK INDUSTRIES, GOPAL DAS MALANI, ISHAN MALANI, PRIMA MALANI, BHAVIKA MALANI, and MUKESH MALANI (CO-BORROWER) All Are Having address at:- H NO 305 SCH NO. 103 KESHAR BAGH ROAD – INDORE MADHYA PRADESH 452001
ALSO AT:- UNIT NO. 101, UNIT NO. G 1, UNIT NO. G9 GROUND FLOOR, UNIT NO.102, UNIT NO.124 FIRST FLOOR ANNAPURNA COMPLEX (OLD K B COMPLEX PLOT NO. 265 (OLD NO. 153), SIR SIREMAL BAFNA MARG INDORE MADHYA PRADESH 452001

Loan Account Numbers		III00487N, III00615N, III00616N & III00822N		
Reserve Price		Property	Property Details	Reserve Price
		Property No. 1	G -1	7484400
		Property No. 2	102	1615500
		Property No. 3	101	1584900
		Property No. 4	124	1708200
		Property No. 5	G 9	2317500
Earnest Money Deposit (EMD)		Property	Property Details	Reserve Price
		Property No. 1	G -1	748440
		Property No. 2	102	161550
		Property No. 3	101	158490
		Property No. 4	124	170820
		Property No. 5	G 9	231750
Date & Time of E-auction	Property	Property Details	Date	Time
	Property No. 1	G -1	14/07/2025	10:00 A.M - 11:00 A.M
	Property No. 2	102	14/07/2025	11:00 A.M - 12:00 P.M
	Property No. 3	101	14/07/2025	12:00 P.M - 01:00 P.M
	Property No. 4	124	14/07/2025	01:00 P.M - 02:00 P.M
	Property No. 5	G 9	14/07/2025	02:00 P.M - 03:00 P.M
Last date of submission of bids along with EMD		11.07.2025 upto 4:00 PM		
Minimum bid Increment amount		Rs. 10,000/- (Rupees Ten Thousand Only)		
Date & Time of Inspection of property		03.07.2025 from 11:00 AM to 01:00 PM (with pre appointment)		
E auction Website Address		https://www.bankeauctions.com		
13(2) Demand Notice Date		11.07.2022		
13(2) Demand Notice Amount		Rs. 1,25,33,160.39		

Description Of The Immovable Property/ Secured Asset:- Property One :- UNIT NO. G 1 GROUND FLOOR ANNAPURNA COMPLEX (OLD K B COMPLEX), 168 SQ Ft PLOT NO. 265 (OLD NO. 153) SIR SIREMAL BAFNA MARG INDORE 452001
 Property Two:-UNIT NO. 102 FIRST FLOOR ANNAPURNA COMPLEX (OLD K B COMPLEX), 105 Sq Ft, PLOT NO. 265 (OLD NO. 153) SIR SIREMAL BAFNA MARG INDORE 452001
 Property Three :-UNIT NO. 101 FIRST FLOOR ANNAPURNA COMPLEX (OLD K B COMPLEX PLOT NO. 265 (OLD NO. 153), 103 Sq Ft, SIR SIREMAL BAFNA MARG INDORE 452001
 Property Four :-UNIT NO. 124 FIRST FLOOR ANNAPURNA COMPLEX (OLD K B COMPLEX), 111 Sq Ft, PLOT NO. 265 (OLD NO. 153) SIR SIREMA BAFNA MARG INDORE 452001
 Property Five :- UNIT NO. G9 GROUND FLOOR ANNAPURNA COMPLEX, 108 Sq Ft (OLD K B COMPLEX) PLOT NO. 265 (OLD NO. 153) SIR SIREMAL BAFNA MARG INDORE 452001

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 "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.: 7291981124, 25, 26, & 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: 25.06.2025. Place: Indore****Authorised Officer(IndusInd Bank Limited)**