

# IndusInd Bank

## APPENDIX IV-A

[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 **12/08/2024** 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 **09/12/2024**, for recovery of **Rs. 1,51,46,085.22/- (Rupees One Crore Fifty One Lakh Fourty Six Thousand Eighty Five Paise Twenty Two Only)** as on 17/10/2024 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	<ol style="list-style-type: none"> <li>Mr. Ajit Gangadhar Padekar (Borrower)</li> <li>Mr. Gangadhar Padekar (Co-Borrower)</li> <li>Mrs. Chhaya Padekar (Co-Borrower)</li> </ol> <p><b>All Are Having address at-</b> Plot No 107 Unit No 03 CDC Purnanagar Nr Mahabalitemple Pune- 411019</p> <p>B-6 Chandralok Apartment Mahiveer Park Mohan Nagar, ESI Hospital Chinchwada Pune City 411019</p> <p>Office No 316, 317, 318 3rd Floor Block G P no CFV 185 And GP 186, Kohinoor Majestic Akurdi Pune -411019</p> <p>Sno 129 1b 159 1a Flat No 6 1st Floor Pno 7 8 9 And 10 Chandralok Socity Akurdi Pune -411019</p>		
Loan Account Numbers	MPM00822N & MPM00833N		
Reserve Price	<b>Property</b>	<b>Property Details</b>	<b>Reserve Price (Rs)</b>
	Property No. 1	Flat No. 6	3767500
	Property No. 2	Shop No. 316	7128000
	Property No. 3	Shop No. 317	5280000
	Property No. 4	Shop No. 318	5280000

**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](http://www.indusind.com)

**CIN : L65191PN1994PLC076333**



# IndusInd Bank

Earnest Money Deposit (EMD)	<b>Property</b>	<b>Property Details</b>	<b>EMD</b>	
	Property No. 1	Flat No. 6	376750	
	Property No. 2	Shop No. 316	712800	
	Property No. 3	Shop No. 317	528000	
	Property No. 4	Shop No. 318	528000	
Date & Time of E-auction	<b>Property</b>	<b>Property Details</b>	<b>Auction Date</b>	<b>Time</b>
	Property No. 1	Flat No. 6	09/12/2024	10:00 A.M - 11:00 A.M
	Property No. 2	Shop No. 316	09/12/2024	11:00 A.M - 12:00 P.M
	Property No. 3	Shop No. 317	09/12/2024	12:00 P.M - 01:00 P.M
	Property No. 4	Shop No. 318	09/12/2024	01:00 P.M - 02:00 P.M
Last date of submission of bids along with EMD	07/12/2024 upto 4:00 PM			
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)			
Date & Time of Inspection of property	25/11/2024 from 11:00 AM to 01:00 PM (with pre appointment)			
E auction Website Address	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>			
Description Of The Immovable Property/ Secured Asset	<b>Property</b>	<b>Description of Property</b>		
	Property No. 1	All That Piece And Parcel Of Land/Flat/House Bearing No: Flat No 6, Admeasuring Area 604 Sq. Ft. (Built Up Area) on the 1st Floor in the Building No. A in the society name "Chandralok Housing Co- Operative Society Limited" Construction On The Plot No. 7 & 9 And 10, Survey No. 129 /1b And Survey No. 150/ 1A, Akurdi Pune		
	Property No. 2	All That Piece And Parcel Of Land/Flat/House/Office Bearing:- Office No. 316 Admeasuring Area 36.60 Sq. Mtr. And Balcony Admeasuring 2.85 Sq. Mtr. 3rd Floor, Block G, PNO GP 185 And GP 186 In The Project Name "Kohinoor Majestic" Akurdi Pune		
	Property No. 3	All That Piece And Parcel Of Land/Flat/House/Office Bearing:- Office No. 317 Admeasuring Area 26.38 Sq. Mtr. And Balcony Admeasuring 2.85 Sq. Mtr. 3rd Floor, Block G, PNO GP 185 And GP 186 In The Project Name "Kohinoor Majestic" Akurdi Pune		
	Property No. 4	All That Piece And Parcel Of Land/Flat/House/Office Bearing:- Office No. 318 Admeasuring Area 26.38 Sq. Mtr. And Balcony Admeasuring 2.85 Sq. Mtr. 3rd Floor, Block G, PNO GP 185 And GP 186 In The Project Name "Kohinoor Majestic" Akurdi Pune		

### 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](http://www.bankeauctions.com).



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

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

- 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, 3<sup>rd</sup> floor, sector 44, Gurgaon, 122003 Haryana. Support No.: 7291981124, 25, 26, & Contact 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 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date: **25<sup>th</sup> Oct 2024**

Place: Pune

  
Authorised Officer  
IndusInd Bank Ltd



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