ANNEXURE- IX

(Format for newspaper publication)

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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

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 Indian Bank, KURLA branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.08.2025** for recovery of Rs.2288839/- due to the Indian Bank, KURLA branch, Secured Creditor, from Mrs. SITARA BANO AND MR VISHAL AHMED Flat No. 404 Floor, "D" Wing, Building known as "Rose Gardens Co. Op. Hsg. Soc.Ltd." situated at Survey No. 163A/5 (Pt) & 220 of Village Asangaon, Near parivar Hotel, Asangaon (West) Taluka Shahpur, Dist Thane – 421601

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	Flat No. 404 Floor, "D" Wing, Building known as "Rose Gardens Co. Op. Hsg. Soc.Ltd." situated at Survey No. 163A/5 (Pt) & 220 of Village Asangaon, Near parivar Hotel, Asangaon (West) Taluka Shahpur, Dist Thane – 421601TOTAL AREA: 540 SQ FT
Encumbrances on property	NIL
Reserve Price	Rs.2400000/-
EMD Amount	Rs.240000/-
Bid incremental amount	Rs.10000/-
Date and time of e-auction	20.08.2025 From 11.00 AM to 04.00 PM
Property ID No.	IDIBSITARA

Bidders are advised to visit the website (**https://www.baanknet.com**) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to support.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://www.baanknet.com** and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.baanknet.com**

Date : 02.08.2025
Place :. Mumbai

Authorised Officer

Contact Person: 1. Kalpana Purohit - 9819807371 Authorised Officer
2. FAIZAL - 9045723012 Branch Manager