

[Appendix - IV-A]
[See proviso to rule 8 (6) r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION 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 ("SARFAESI Act") 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, possession of which has been taken by the Authorised Officer of Indiabulls Asset Reconstruction Co. Ltd. The Authorized Officer of Indiabulls Asset Reconstruction Co. Ltd. hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to Indiabulls Asset Reconstruction Co. Ltd. as Secured Creditor from respective Borrower and Guarantors & Mortgagors shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstand ing Dues as on 02.12.25 (IN INR)	Demand Notice Date	Possess ion Date	Reser ve Price (IN INR)	Bid Increme nt Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
Mr. Shaileshbhai A. Talaviya (Borrower/Mortgagor) Mrs. Dayaben. S. Talaviya (Co -	Shop No. G-2, Ground Floor, admeasuring 34.36 sq.mts. build up along with undivided share in the land of 'Gaurav Park', situated at the Revenue Survey No. 55/2, Block No. 90 admeasuring 13456	Mr. Shaileshbha i A. Talaviya	Rs. 279 Lakhs	04.01.2021	08.02.25	Rs. 52.00 lakhs	Rs. 50,000/-	Rs. 5.20 Lakhs	02.01.2026 between 1.00 pm to 2.00 pm (As per prior appointment)

Borrower)	sq.mts, T.P. Scheme No. 8 (Nanavarachha), Final Plot No. 52/ A, 52/B, & 52/C admeasuring 942 sq.mts Paiki Plot No. 119-A (Final Plot No. 52-A as per passing plot no. 1 & 2 margin) Totally Admeasuring 74.38 sq.mts i.e. 88.96 sq.yard, of moje village Nanavarachha, city of Surat 395 006								
	Office No. 101on the First Floor, admeasuring 40.74 sq.mts. build up area s along with undivided share in the land of 'Gaurav Park', situated at the Revenue Survey No. 55/2, Block No. 90 admeasuring 13456 sq.mts, T.P. Scheme No. 8 (Nanavarachha), Final Plot No. 52/ A, 52/B, & 52/C admeasuring 942 sq.mts Paiki Plot No. 119-A (Final Plot No. 52-A as per passing plot no. 1 & 2 margin) Totally Admeasuring 74.38 sq.mts i.e. 88.96 sq.yard, of moje village Nanavarachha, city of Surat 395 006	Mr. Shaileshbhai A. Talaviya			08.02.2025	Rs. 25.00 lakhs	Rs. 50,000/-	Rs. 2.50 Lakhs	02.01.2026 between 1.00 pm to 2.00 pm (As per prior appointment)

	Flat No. 301 on the Third Floor, admeasuring 81.68 sq.mts. build up area along with undivided share in the land of 'Gaurav Park', situated at the Revenue Survey No. 55/2, Block No. 90 admeasuring 13456 sq.mts, T.P. Scheme No. 8 (Nanavarachha), Final Plot No. 52/A, 52/B, & 52/C admeasuring 942 sq.mts Paiki Plot No. 119-A (Final Plot No. 52-A as per passing plot no. 1 & 2 margin) Totally Admeasuring 74.38 sq.mts i.e. 88.96 sq.yard, of moje village Nanavarachha, city of Surat 395 006	Mr. Shaileshbhai A. Talaviya			08.02.25	Rs. 26.37 lakhs	Rs. 50,000/-	Rs. 2.64 Lakhs	02.01.2026 between 1.00 pm to 2.00 pm (As per prior appointment)
	Office No.102 on the First Floor, 40.91 sq.mts along with undivided share in the land of 'Gaurav Park', situated at the Revenue Survey No. 55/2, Block No. 90 admeasuring 13456 sq.mts, T.P. Scheme No. 8 (Nanavarachha), Final Plot No. 52/A, 52/B, & 52/C admeasuring 942 sq.mts Paiki Plot No. 119-A (Final	Mr. Shaileshbhai A. Talaviya			08.02.25	Rs. 25.00 lakhs	Rs. 50,000/-	Rs. 2.50 Lakhs	02.01.2026 between 1.00 pm to 2.00 pm (As per prior appointment)

	Plot No. 52-A as per passing plot no. 1 & 2 margin) Totally Admeasuring 74.38 sq.mts i.e. 88.96 sq.yard, of moje village Nanavarachha, city of Surat 395 006								
	Flat No. B-501 on the Fifth Floor, admeasuring 1620 sq.fts. Super build up area and 92.92 sq.mts built up area along with 28.62 sq.mts. undivided share in the land of road and COP in 'Vaibhav Luxury', Building No. B, situated at the Revenue Survey No. 165/2, Block No. 162/A, T.P. Scheme No. 35 (Kumbhariya - Saroli - Saniya Hemad - Devadh), original plot no. 108, Final plot no. 108 admeasuring 2976.00 sq.mts of Moje Village Kumbhariya City of Surat	Mr. Shaileshbhai A. Talaviya			04.02.2025	Rs. 42.00 lakhs	Rs. 50,000/-	Rs. 4.20 lakhs	02.01.2026 between 12.00 pm to 1.00 pm (As per prior appointment)
Account No: 201003788869; Name of the Beneficiary: INDIABULLS ARC-IX TRUST; Bank Name: IndusInd Bank; Branch: Opera House Branch, IndusInd House, 425, Dadasaheb Bhadkamkar Marg, Mumbai-400 004; IFSC Code: INDB0000001									

Date of E-Auction & Time	06.01.2026 from 2.00 pm to 3.00 pm
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	05.01.2026 till 6.00 pm

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullsarc.com; Contact No: 9371933015; Email id: deepak.dawari@indiabulls.com. For bidding, log on to www.auctionfocus.in

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Date: 02.12.2025

Place: Mumbai

Sd/-
Authorized Officer