

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 **29/06/2026** 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 **29/10/2026**, for recovery of **Rs. 17,65,574/- (Rupees Seventeen Lakh Sixty-Five Thousand Five Hundred Seventy Four Only)** as on **25/08/2026** 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	MR. PRADEEP GOURMOHAN KOILA (KUILA (Borrower) MRS. PURNIMA PRADEEP KUILA (Co-Borrower) MR. DILIP GOURMOHAN KUILA (Co-Borrower) MR. RAJEEV GOURMOHAN KUILA (Co-Borrower) ALL R/O -293, PALLHAR NAGAR, INDORE – 452001 (M.P.) Also, At- OLD-19, NEW-46, SHOP NO. 101 & SHOP NO. 103, DHAN GALI, KALASHREE MARKET, INDORE – 452001
Loan Account Numbers	III00115N
Reserve Price	Property One- UNIT NO. 101 _Rs. 14,85,800/- (Rupees Fourteen Lakh Eighty-Five Thousand Eight Hundred Only) Property Second- UNIT NO. 103 __Rs. 7,30,000/- (Rupees Seven Lakh Thirty Thousand Only)
Earnest Money Deposit (EMD)	Property One- UNIT NO. 101 _Rs. 1,48,580/- (Rupees One Lakh Forty-Eight Thousand Five Hundred Eighty Only) Property Second- UNIT NO. 103 __Rs. 73,000/- (Rupees Seventy-Three Thousand Only)
Date & Time of E-auction	29/10/2026 11:00 A.M - 12:00 P.M
Last date of submission of bids along	28/10/2026 Upto 4:00 PM

Sangam Tower : IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur, Rajasthan-302001

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001. India.

Contact us: (020) 26343201 | **Email us:** reachus@indusind.com | **Visit us:** www.indusind.bank.in

CIN : L65191PN1994PLC076333



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with EMD	
Minimum bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)
Date & Time of Inspection of property	06/10/2026 from 11:00 AM to 01:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com
Description Of The Immovable Property/ Secured Asset	Property One- ALL THAT PIECE AND PARCEL OF IMMOVABLE CONSTRUCTED COMMERCIAL PROPERTY OF UNIT NO. 101 WITH BUILT-UP AREA ADMEASURING 14.12 SQ. MTRS. OF BUILDING KNOWN AS "KALASHREE" CONSTRUCTED UPON HOUSE NO. 46, OLD NO. 19, DHAN GALI, INDORE, OWNED BY MRS. PURNIMA PRADEEP KUILA & MR. DILIP GOURMOHAN KUILA. EAST: HOUSE OF SALVI WEST: HOUSE OF OSWAL NORTH: STAIRS SOUTH: ROAD Property Second- ALL THAT PIECE AND PARCEL OF IMMOVABLE CONSTRUCTED COMMERCIAL PROPERTY OF UNIT NO. 103 WITH BUILT-UP AREA ADMEASURING 6.94 SQ. MTRS. OF BUILDING KNOWN AS "KALASHREE" CONSTRUCTED UPON HOUSE NO. 46, OLD NO. 19, DHAN GALI, INDORE, OWNED BY MRS. PURNIMA PRADEEP KUILA & MR. DILIP GOURMOHAN KUILA. EAST: COMMON PASSAGE WEST: HOUSE OF OSWAL NORTH: GALI SOUTH: UNIT NO, 102

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 Sh. Bhavik 8866682937 (Manager- bankeauctions) Support e-mail ID: support@bankeauctions.com



Sangam Tower: IndusInd Bank Limited, 1st Floor Sangam Tower, Jaipur, Rajasthan-302001

Regd. Office: 2401, Gen. Thimmayya Rd. (Cantonment), Pune - 411 001, India.

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- and for any property related query may contact the Bank Officer Mr. Ghanshyam Panchariya, Ph.- 8769889898, Ketan Dixit- 9561087871
- 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: 17th Sept 2026

Place: Indore



Authorised Officer

Indusind Bank Ltd



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