

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

Sale notice for sale of immovable properties

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 IndusInd Bank Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2026, for recovery of Rs. ₹1,74,90,921.03 (Rupees One Crore Seventy-Four Lakh Ninety Thousand Nine Hundred Twenty-One and Paise zero three Only) as on 30-11-2025 due to IndusInd Bank Limited, the Secured Creditor from Parag Sales Corporation (Borrower) Proprietor: Subhash Dayaram Lambat, Mr. Subhash Dayaram Lambat (Proprietor, Guarantor & Mortgagor), Mrs. Manda Subhash Lambat (Guarantor), Mr. Parag Subhash Lambat (Guarantor)

The reserve price and the earnest money deposit is as mentioned below. Inspection of the property will be available on 02-01-2026, As per details mentioned below.

Description of Immovable Property

Sr. No	Description of secured assets	Known Encumbrances	Reserve Price	EMD	Time of Inspection
1.	Plot No.17 in "Nilkamal Housing Society", P.H. No. 37, Mouza-Hudkeshwar, Kh. No. 19, Gram Panchyat Narsala, Renuka Mata Nagar, Hudkeshwar Road, within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur.	NIL	₹ 74 lakh	₹ 7.40 lakh	02-01-2026 (11:00 AM-12:00 PM)
2.	Apartment No. 101 of the building known as "Sagarta Complex" NMC House No. 504/K2, Mouza-Jaitala Lumbini Nagar, Hingna Road, C.S.No. 21/5, Sheet No. 187/A/14, Jaitala within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur.	NIL	₹ 32.40 lakh	₹ 3.24 lakh	02-01-2026 (02:00PM-03:00PM)

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indusind.com or website of service provider i.e. www.bankeauctions.com. For further details contact: Bank officer Mr. Farhad Jiwani on 9619900667 / Farhad.Habib@indusind.com Or Bank officer Mr. Kamal Mishra on 9819820760 / Mishra.Kamal@indusind.com

Date: 15.12.2025

Place: NAGPUR

Sd/- Authorised Officer