International Asset Reconstruction Co. Pvt. Ltd.

CIN No.: U74999012002PIC117525 | E: iarc@iarc.co.in | W: www.iarc.co.in

Corporate Office: A-601, 6th Floor, 215 Atrium Andheri-Kurla Road, Andheri (East) Mumbai-400093.

Registered Office: Plot No.246, 2nd Floor, Okhla Industrial Estate Phase-III, New Delhi-110020.

Public Notice for E-Auction Cum Sale (Appendix-IV A) (Rule 8(6))

Sale Notice for Sale of Immovable Asset under 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), Guarantor(s), and Mortgagor(s) mentioned hereinbelow that the undermentioned Secured Asset, mortgaged to **International Asset Reconstruction Company Private Limited, acting in its capacity as Trustee of RETCO-10-TRUST** (hereinafter referred to as **"IARC"**), having its **Registered Office: Plot No.246, 2nd Floor Okhla Industrial Estate, Phase-III, New Delhi-110020; Corporate Office at A-601/602/605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri-Kurla Road, Andheri (East), Mumbai-400093,** and the **physical possession** of which was taken by the Authorised Officer (AO) of **IARC,** shall be sold on **"AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" and "WITHOUT RECOURSE"** basis for the realization of **IARC's** dues. The sale will be conducted by the undersigned through the e-auction platform, details of which are available at the website **iarc.co.in.**

Borrower(s)/ Co-Borrower(s)/ Guarantor(s): 1) Mr. Surendrakumar Santosh Patle & 2) Mrs. Vibha Surendra Patle

Demand Notice Date and Amount: Date: 21-04-2026 and Rs.22,55,081.76 (Rupees Twenty Two Lakh Fifty Five Thousand Eighty One and Seventy Six Paise Only)

Description of the Immovable property/ Secured Asset: All that piece and parcel of land bearing Plot No.24, total admeasuring 1275 Sq.ft. (118.49 Sq.mtrs.), together with the construction thereon, situated at MoujaTiroda, Bhumapan Gat No.82/1/च, T.S. No.14, Thak No.73, Malmatta No.6849 (As per Tax Assessment), within the limits of Nagar Parishad Tiroda, Tehsil Tiroda & District Gondia. **Bounded by: East by:** 20ft Layout Road, **West by:** Other's Land, **North by:** Other's Land and **South by:** Plot No.23. (hereinafter referred to as "the Secured Asset").

Date of Symbolic Possession	Total Outstanding Dues as on [DATE]	Reserve Price	Earnest Money Deposit (EMD)
03-07-2026	**Rs.22,55,081.76** (Rupees Twenty Two Lakh Fifty Five Thousand Eighty One and Seventy Six Paise Only) **as on 15-04-2026**	**Rs.20,81,600/-** (Rupees Twenty Lakh Eighty One Thousand Six Hundred Only)	**Rs.2,08,160/-** (Rupees Two Lakh Eight Thousand One Hundred Sixty Only)

BID INCREASE AMOUNT Rs.10,000/- (Rupees Ten Thousand Only)

Date of Inspection of Secured Asset: 14-11-2026 & 09:00 AM to 05:30 PM; Last date for deposit of EMD: 01-12-2026 & 09:00 AM to 05:30 PM; Date/ Time of E-Auction: 02-12-2026 & 11:00 AM to 02:00 PM;

Interested parties may contact the Authorised Officer for further details, clarifications, or for submission of their application. For the detailed terms and conditions of the sale, please refer to the link available on **IARC's** website at **www.iarc.co.in.** Interested Parties may also contact **Mr. Mahendra Bramhane (Mob No. 9029290202), Mr. Sanjay Saini (Mob. No. 9981544885), Mr. Ranjan Naik (Mob No. 6362951653) & Mr. Kaushik Bag (7019949040)** for any assistance.

Place: Nagpur
Date: 28.10.2026

Sd/- Authorised Officer
International Asset Reconstruction Company Pvt. Ltd.

IARC
RESOLUTION REDEFINED

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Notice is hereby given to the public in general and, in particular, to the Borrower(s), Guarantor(s), and Mortgagor(s) mentioned hereinbelow that the undermentioned Secured Asset, mortgaged to **International Asset Reconstruction Company Private Limited, acting in its capacity as Trustee of RETCO-10-TRUST** (hereinafter referred to as "**IARC**"), having its **Registered Office: Plot No.246, 2nd Floor Okhla Industrial Estate, Phase-III, New Delhi-110020; Corporate Office at A-601/602/605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri-Kurla Road, Andheri (East), Mumbai-400093,** and the **physical possession** of which was taken by the Authorised Officer (AO) of **IARC**, shall be sold on **"AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" and "WITHOUT RECOURSE"** basis for the realization of **IARC's** dues. The sale will be conducted by the undersigned through the e-auction platform, details of which are available at the website **iarc.co.in.**

Borrower(s)/ Co-Borrower(s)/ Guarantor(s): 1) Mr. Shatrughan Motiram Banrakhe & 2) Mrs. Vandana Shatrughan Banrakhe

Demand Notice Date and Amount: Date: 12-06-2026 and Rs.9,82,989.84 (Rupees Nine Lakh Eighty Two Thousand Nine Hundred Eighty Nine and Eighty Four Paise Only)

Description of the Immovable property/ Secured Asset: All that piece and parcel of land bearing Grampanchayat House No.8, total admeasuring 1224 Sq.ft., together with Construction thereon, situated at Mouja Kaotha Railway, Ward No.3, within the limits of Grampanchayat Kaotha Railway, Tehsil Deoli & District Wardha. **Bounded by: East by:** Road, **West by:** House of Shri Murlidhar Banrakhe, **North by:** House of Shri Laxman Banrakhe and **South by:** House of Shri Balkrushnaji Raut. (hereinafter referred to as "the Secured Asset").

Date of Symbolic Possession	Total Outstanding Dues as on [DATE]	Reserve Price	Earnest Money Deposit (EMD)
05-09-2026	**Rs.9,82,989.84** (Rupees Nine Lakh Eighty Two Thousand Nine Hundred Eighty Nine and Eighty Four Paise Only) **as on 08.06.2026**	**Rs.12,54,000/-** (Rupees Twelve Lakh Fifty Four Thousand Only)	**Rs.1,25,400/-** (Rupees One Lakh Twenty Five Thousand Four Hundred Only)

BID INCREASE AMOUNT Rs.10,000/- (Rupees Ten Thousand Only)

Date of Inspection of Secured Asset: 14-11-2026 & 09:00 AM to 05:30 PM; Last date for deposit of EMD: 01-12-2026 & 09:00 AM to 05:30 PM; Date/ Time of E-Auction: 02-12-2026 & 11:00 AM to 02:00 PM;

Interested parties may contact the Authorised Officer for further details, clarifications, or for submission of their application. For the detailed terms and conditions of the sale, please refer to the link available on **IARC's** website at **www.iarc.co.in.** Interested Parties may also contact **Mr. Mahendra Bramhane (Mob No. 9029290202), Mr. Sanjay Saini (Mob. No. 9981544885), Mr. Ranjan Naik (Mob No. 6362951653) & Mr. Kaushik Bag (7019949040)** for any assistance.

Place: Nagpur
Date: 28.10.2026

Sd/- Authorised Officer
International Asset Reconstruction Company Pvt. Ltd.