

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 19-December-2025, for recovery of Rs. 7,07,10,958.09 (Rupees Seven Crore Seven Lacs Ten Thousand Nine Hundred Fifty Eight and Nine Paise) as on 30-Nov-2025, due to IndusInd Bank Limited, the Secured Creditor from **BHLA ENTERPRISES PVT LTD** and the Guarantors/Mortgagor M/s B Himatlal Agarwal, Mr Brijesh H Agarwal, Mr Kishor H Agarwal and Mrs Krishnadevi H Agarwal. The reserve price and the earnest money deposit is as mentioned below. Inspection of the property will be available on 09-December-2025, As per details mentioned below.

DESCRIPTION OF IMMOVABLE PROPERTY

Lot No	Description of secured assets	Known Encumbrances	Reserve Price (Lacs)	EMD (Lacs)	Time of Inspection
1	House No 111 admeasuring 196 Sq Mtrs, together with the entire RCC super-structure comprising Apartment No 401, covering a Built Up area of 82.616 Sq Mtrs on the Forth Floor, of ICHCHA POORTI along with rights of terrace above 4th Floor, admeasuring 82.616 Sq. Mtrs being a portion of the entire land bearing City Survey No 1254, Sheet No 65, of Mouza Lemdhara, situated at Rahate Colony, South Ambazari Road, Nagpur, within the limits of Nagpur Municipal Corporation Ward No 74 and Nagpur Improvement Trust, Nagpur.	NIL	Rs. 72.00 Lakh	Rs. 7.20 lakh	09-Dec-2025 (10:30 AM-11:30 AM)

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

"Please note that previous sale notice publication in this account stands recall"

Date: 08.12.2025

Place: Mumbai

Sd/- Authorised Officer