REGISTERED / SPEED POST

IARC/Retail/2026-27/**883920** Date: **26-10-2026**

TO, (Applicant)

MR. RAJENDRA VITHTHALBHAI PATIL

SHIV ENTERPRISE, PLOT NO A-64 PATEL NAGA NR GANESH

JARI NR SHIV TEMPLE, NR BHAVANI CIRCLE

SURAT GUJARAT 395006

7778901669,9512952855

rajendrapatil26500@gmail.com

MR. RAJENDRA VITHTHALBHAI PATIL (Applicant)

168 VRUNDAVAN SOC NR BHESTAN STATION ROAD,

BHESTAN, JIAV

SURAT GUJARAT 395023

MR. RAJENDRA VITHTHALBHAI PATIL (Applicant)

PLOT NO-125, ARADHANA DREAM V-2, JOLWA, PALSANA,

SURAT, 394327, GUJARAT,INDIA

MRS. PAVITRA PATIL (Co Applicant)

168 VRUNDAVAN SOC NR BHESTAN STATION ROAD,

BHESTAN, JIAV

SURAT GUJARAT 395023

MRS. PAVITRA PATIL (Co Applicant)

PLOT NO-125, ARADHANA DREAM V-2, JOLWA, PALSANA,

SURAT, 394327, GUJARAT,INDIA

Re: Loan Account/ Prospect No 883920 at our Surat-Ring Road Branch

Sub:- Notice of Sale of Mortgaged Property being PLOT NO-125, BLOCK NO. 194/125, ARADHANA DREAM SECTION-2, JOLWA, PALSANA, SURAT, 394327, (hereinafter referred to as "the Secured Asset") to the Borrowers & Public at large under Rule 8(5)(c), 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002, and the rights conferred under Section 26(E) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Dear Sir/ Madam,

1. You, the Borrowers, have availed the Housing Loan/Mortgage Loan /Loan Against Property from **Mr . MR. RAJENDRA VITHTHALBHAI PATIL** (herein after referred as IIFL). That in pursuant to the Assignment Agreement dated 28-March-2025 all rights, title, interest, and benefits in relation to the loan account as set out in detail hereinbelow, have now been duly assigned and transferred by **IIFL Housing Finance** to International Asset Reconstruction Company Private Limited, acting in its capacity as trustee of **Retco -5** (hereinafter referred to as "IARC").

2. Accordingly, IARC has now stepped into the shoes of **IIFL** and is now the lawful lender and Secured Creditor in respect of the Loan Account/ Agreement No: 883920 **/ AGREEMENT NUMBER]**, and is fully entitled to recover from you, being the Borrower(s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) (hereinafter collectively referred to as the "Borrowers"), the entire outstanding dues together with interest, costs, charges, and expenses as per the terms of the loan agreement and applicable laws.

3. That **IIFL Housing Finance** had issued Demand Notice dated **10-12-2024** to you the above mentioned Borrower(s) / Mortgagor(s) under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as "the Act"), calling upon you the Borrower(s) / Mortgagor(s) to repay the entire dues and discharge the liability of the loan agreement in full within the period stipulated therein. As you the Borrower(s) / Mortgagor(s) above named failed and/or neglected to comply with the said notice within the period stipulated therein, the Secured Creditor has taken over possession and control of the aforesaid mortgaged property / secured asset under Section 13 (4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002,(hereinafter referred as "the Rule") on 20-Sep-2026

4. In view of your failure to fully discharge your outstanding liabilities Rs. ₹ 10,83,243.78 (Ten Lakh Eighty three thousand two hundred forty three and seventy eight paise only) now due and payable to IARC under the Assignment Agreement dated **28-March -2025**, notice is hereby given to you that the Authorized Officer of IARC shall be compelled to initiate publication of Auction for the sale of the Secured Asset within 30 days from the date of issuance of this notice, by adopting any of the following methods prescribed under Rule 8(5) of the Security Interest (Enforcement) Rules, 2002

5. Accordingly, Notice is hereby given to you the borrowers and to the general public at large that the Authorized Officer of IARC is now compelled to initiate the sale of the Secured Asset under Rule 8(5) of the Security Interest (Enforcement) Rules, 2002, by way of e-auction mode, more particularly defined in the appended Auction Notice.

6. It is further clarified that this Notice should not be construed as constituting any commitment on the part of IARC or the Authorised Officer/s to accept any offer(s) made by you or at your instance.

IARC expressly reserves the right to reject any or all such offer(s), without assigning any reason whatsoever.

7. Accordingly, please be informed that the auction process for the sale of the Secured Asset is being initiated in accordance with the provisions of the SARFAESI Act and the Rules framed thereunder. A copy of the public notice is enclosed herewith for your ready reference. IARC shall proceed with the sale of the Secured Asset through e-auction in accordance with the provisions of the SARFAESI Act and the Rules framed thereunder, without any further notice or intimation to you. Furthermore, in the event the sale proceeds are insufficient to fully satisfy the outstanding dues of IARC, including accrued interest, costs, charges, and expenses incurred up to the date of payment and/or realization, you, the Borrower(s), shall remain jointly and/or severally liable to pay the balance amount on demand.

8. Notice is hereby given to you, the Borrower(s), to collect all household articles and any other belongings lying within the Secured Asset at the time of taking physical possession, within 7 (seven) days from the date of this Notice. In the event of your failure to do so within the stipulated time, IARC shall not be held responsible for any loss, damage, or disposal of such items under the circumstances. Further, if you fail to collect the above-mentioned articles within the prescribed time, the same shall be disposed of in accordance with law.

9. Also take note that, in accordance with the provisions of Section 26E of the Act, IARC, being the Secured Creditor, shall have priority over all other debts, including revenues, taxes, cess, and other rates payable to the Central Government, State Government, or any local authority.

10. Further, in the event of your failure to discharge the shortfall amount, IARC reserves the right to initiate appropriate legal proceedings against you for recovery of the same in accordance with law. This Notice is being issued in compliance with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Yours Faithfully,

For International Asset Reconstruction Company Private Limited

Authorised Signatory/

International Asset Reconstruction Co. Pvt. Ltd.
Registered Office: Plot No. 246, 2nd Floor Okhla Industrial Estate Phase-III New Delhi-110020; Corporate Office: A-601,602,605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri Kurla Road, Andheri (East), Mumbai 400093; CIN No.: U74999012002PIC117525;
E: iarc@iarc.co.in, Website: www.iarc.co.in

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 - 5** (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): MR. RAJENDRA VITHTHALBHAI PATIL/ MRS. PAVITRA PATIL / MR. BHASKAR VAMAN CHOUDHARI

DEMAND NOTICE Date and Amount: Date: **10-12-2024** ₹ 1189634.00/-(Eleven lakh eighty Nine thousand six hundred thirty four only)

Description of the Immovable property/ Secured Asset: PLOT NO-125, BLOCK NO. 194/125, ARADHANA DREAM SECTION-2, JOLWA, PALSANA, SURAT, 394327,GUJARAT, INDIA
AREA ADMEASURING (IN SQ. FT.):
Property Type: Land Area Property Area: 432.00
BOUNDED BY:
NORTH: Plot No 124
SOUTH: Plot No 126
EAST: Plot No 100
WEST: Road (hereinafter referred to as "the Secured Asset").

Date of Physical Possession	Total Outstanding Dues as on 26-10-2026	Reserve Price	Earnest Money Deposit (EMD)
20-SEP-2026	Rs. ₹ 10,83,243.78 (Ten Lakh Eighty three thousand two hundred forty three and seventy eight paise only)	Rs. ₹ 6,49,000.00/-(Six lakh forty Nine thousand only)	Rs. ₹64900/-(Sixty Four thousand nine hundred only)

BID INCREASE AMOUNT Rs. **10000/-**
(Ten Thousand only)

Date of Inspection of Secured Asset: (On Request)
Last date for deposit of EMD: 09-Dec-2026 (Till 06:00PM)
Date/Time of E-Auction: 10-Dec-2026 (Till 12:00Pm to 01:00 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 . Yash Parshar 91 +6261224454 & Mr . Kaushal Kumar 91+ 92113 09957** for any assistance.
Place: Delhi
Date: 27-10-2026

AUTHORISEDOFFICER

Authorised Signatory/Officer

TERMS & CONDITIONS

1. The E-auction sale will be online E-auction/Bidding through:

Company Name	M/S 4CLOSURE
Address	#605A,6th Floor, Maitrivanam, HMDA, Ameerpet, Hyderabad, Telangana-500038
Contact Person	T. Jaya Prakash Reddy
Mobile Number	8142000064
Support Help Desk Number	8142000066/8142000063/8142000062
E-Mail IDs	info@bankauctions.in
E-Auction Website	https://bankauctions.in
IARC officers for assistance	011- 40235021- Mr.Yash Parshar (+91- **+6261224454**) Ms. Kaushal Kumar (+91- 92113 09957)- **eauction@iarc.co.on**

2. The E-Auction will be scheduled on **10-12-2026** for the mortgaged property ("Secured Asset") mentioned in the e-auction sale notice from 12pm to 1 pm to . In case the bid is placed in last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

3. Sale of Secured Asset shall be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS" without recourse basis with all known and unknown liabilities. All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise and other dues (by whatever name called in whichever form, mode, manner) in respect of the Secured Asset and if payable in law and/or attachable to the Secured Asset / Sale shall be sole responsibility of the prospective bidder.

4. The Secured Asset is being sold with all the existing and future encumbrances whether known or unknown to IARC. The Authorized Officer of IARC shall not be responsible in any way for any third-party claims / rights / dues / encumbrances of whatsoever manner on the Secured Asset of / by any authority known or unknown.

5. Further, the prospective bidder shall bear all statutory dues payable to government, taxes and rates and outgoing, both existing and future, relating to the Secured Asset.

6. IARC shall not be responsible for any claims / charges / encumbrances of whatsoever on the Secured Asset, of / by any authority known or unknown.

7. The prospective bidder should conduct independent due diligence on all aspects relating to the Secured Asset to its satisfaction. It shall be the responsibility of the prospective bidder to physically inspect the Secured Asset and satisfy itself about the present status of the Secured Asset before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorized Officer / IARC in this regard on a later date.

8. The successful bidder shall be deemed to purchase the Secured Asset with full knowledge of the following encumbrances on / issues related to the Secured Asset, if any.

9. The prospective bidder has to deposit 10% of Reserve Price ("Earnest Money Deposit"/ "EMD") along with offer/bid which will be adjusted against 25% of the deposit to be made as per clause mentioned below.

10. The successful bidder shall have to pay 25% of the purchase price (including Earnest Money already paid), immediately on the same day or not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (19). The balance amount of the purchase price shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as may be agreed upon in writing by the Authorised Officer. (IARC at its discretion may extend the 15 days' time and in any case, it will not exceed 60 days).

11. Failure to remit the amount as required under clause (10) above, shall cause forfeiture of amount already paid including 10% of the amount paid along with application, and the Secured Asset shall be resold and the defaulting purchaser shall forfeit to IARC all claim to the Secured Asset or to any part of the sum for which it may be subsequently sold.

12. Bids received without EMD and/or below mentioned reserve price and/or without Bid form duly filled and/or necessary documents and/or incomplete in any manner and/or conditional bids is liable to be rejected at the outset and declared as invalid.

13. In case of non-acceptance of offer of prospective bidder by IARC, the amount of EMD paid along with the application will be refunded without any interest within 15(fifteen) working days.

14. The particulars specified in the description of the Secured Asset have been stated to the best of information and on the records available with IARC. IARC shall not be liable for any error, misstatement, or omission.

15. Bids shall be submitted through Offline Application to our Registered Office address:

(a) Plot No.246, 2nd Floor, Okhla Industrial Estate, Phase -III, New Delhi – 110020; Bids should be submitted on or before 09-12-2026 till 06:00 p.m

(b) Email address: eauction@iarc.co.in

(c) In addition to the above, the copy of PAN card, Aadhar Card, Address proof, and in case of the company, copy of board resolution passed by board of directors of company needs to be submitted by the prospective bidder. The prospective bidders shall submit the KYC documents along with the Application and shall sign on each page of the auction notice and terms & conditions.

16. The sale is subject to confirmation from IARC. If the borrowers/co-borrowers/guarantors pay the amount due to the IARC in full before the date of auction, no auction/sale will be conducted.

17. The reserve price of the auction property is Rs.6,49,000 /- Six Lakh Forty Nine thousand Only).

18. The Earnest Money Deposit of the auction property is Rs. **64900**/- **Sixty four thousand Nine hundred** Only).

19. Last date for submission of bid is **09-12-2026** before **Till 06:00Pm** and the Auction is scheduled on **10-12-2026** from **12:00PM** to **01:00 PM**. In case, the bid is placed in the last 5 minutes of the closing time of E-Auction, the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each till midnight of auction date).

20. Prospective Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft drawn in favor of International Asset Reconstruction Company Private Limited, payable at Mumbai.

21. The bid price to be submitted should not be below the reserve price and bidders shall improve their further offers/bids in multiples of Rs. 10,000/- (Rupees Ten Thousand Only).

22. Deposit of EMD confirms the participation in the E-auction and shall be construed as an unconditional expression of intent to participate in the e-auction. In the event of any withdrawal or failure to participate, the EMD shall stand forfeited and shall not be refunded under any circumstances.

23. IARC reserves the right to reject any offer of purchase without assigning any reason.

24. The Authorized Officer reserves the absolute right to accept or reject the bid including the highest bid or adjourn/postpone/cancel the sale process at any time without further notice and without assigning any reasons thereof. The decision of the Authorized Officer/Secured Creditor shall be final and binding. The prospective bidder participating in the auction sale shall have no right to claim damages, compensation or cost for such postponement or adjournment or cancellation.

25. The successful bidder has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of sale of the Secured Asset.

26. In the event of default in complying with any of the terms and conditions, the amount already paid shall stand forfeited.

27. The acceptance of a bid shall be subject to fulfilment of following forms, documents and authorizations. - Compliances of Sec. 29A- Declaration under Insolvency and Bankruptcy Code, 2016. - KYC compliance i.e. Proof of Identification and Current Address - PAN card, AADHAAR card, Valid e-mail ID, Landline and Mobile Phone number. - Authorization/ Board resolution to the Signatory (in case the bidder is a legal entity). - Duly filled, signed and stamped Bid form and Terms & conditions (to be signed & stamped on each page). Other necessary statutory and govt. compliances, if any.

28. It should be noted that at any stage of the sale process, IARC may ask for any further documents from the prospective bidders to evaluate their eligibility. The Authorised Officer/ IARC, at his /its discretion may disqualify the prospective bidder for non-submission of the requested documents.

29. The prospective bidder needs to submit the source of funds/ proof of funds.

30. Sale shall be in accordance with the provisions of SARFAESI Act and rules thereunder.

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 https://www.iarc.co.in. Interested Parties may also contact **on** 011- 40235021/ 011-40235021- Mr.Yash Parshar (+91- **+6261224454)**Ms. Kaushal Kumar (+91- 92113 09957)- for any resistance . You may write us on the email id of IARC eauction@iarc.co.in.

SPECIAL INSTRUCTIONS:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IARC nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

AUTHORISED OFFICER

Place: **Delhi**

Date: **26-10-2026**

ANNEXURE-II

DETAILS OF BIDDER – FILL ALL IN CAPITAL LETTER

Name(s) of Bidder	
Father's/Husband's Name	
Postal Address of Bidder(s)	
EMAIL ID	
Phone/Cell Number	
PAN Number	
Date of Submission Bid	
Bid Amount Quoted	
Amount In Figure	
Amount in Word	
Demand Draft / Pay Order Date	
Name of Bank	
Branch Name	
DD/Pay Order No.	

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website https://www.iarc.co.in.

I/We declare that:

1) I/we am/are not declared as wilful defaulter by any bank/financial institution.

2) none of my/our bank account(s) is declared as Non-Performing Asset; and

3) I/we am/are not an undischarged insolvent.

I/We undertake that the aforesaid declaration is true, valid, and genuine and we or any other person acting jointly with me/us or in consent with me/us does not fall within the purview of "Connected Person" as defined under the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC").

I/We further undertake that I/we am/are eligible under Section 29A of the IBC and that I/we shall make full disclosure in respect of myself/ourselves and all my/our connected persons as per the provisions of IBC and the rules and regulations framed thereunder.

I/We hereby declare that the funds being remitted by me/us towards purchase of security as mentioned in the Auction Notice dated 27-10-2026 held in the name of MR. RAJENDRA VITHTHALBHAI PATIL are from genuine personal/business sources.

I/We hereby further declare that the funds for purchase of said secured asset do not originate from any unlawful source and are in no way connected to terrorist financing, money laundering or any other criminal activity or activity of suspicious nature.

I/We understand that the Authorised Officer and/or IARC may evaluate my/our bid on the basis the confirmations, representations and warranties provided by me/us under this declaration and in the event any of the above statements are found to be untrue or incorrect, then I/we unconditionally agree to indemnify and hold harmless the Authorised Officer and/or IARC against any losses, claims or damages (including third party claims or litigation costs) incurred by the Authorised Officer and/or IARC by reason of this declaration or any part thereof being false, incorrect or misleading.

Yours faithfully,

(Name & Signature of the bidder)