इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

Stressed Asset Management Large Branch,
Indian Bank, 73, 7thfloor, Mittal Chamber, Nariman Point, Mumbai 21
Mail Id: samlargemumbai@indianbank.bank.in

APPENDIX- IV-A" [See proviso to rule 8 (6) read with 9(1)]

Sale notice for sale of immovable properties

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) read with 9(1) 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 Indian Bank, SAM Branch Mumbai, Secured Creditor, will be sold on "As is where is", **"As is what is", and "Whatever there is"** on 20.11.2026, for recovery of Rs. 12,57,66,996 crores (Rupees Twelve crore Fifty-seven lakhs Sixty-six Thousand Nine Hundred and Ninty-six only) as on 01.11.2026 further interest and cost from 02.11.2026 due to the Indian Bank, SAM branch Mumbai, Secured Creditor, from (M/s Vivaan Corporation) .

1) M/s Vivaan Corporation Unit No.505, 5th Floor, Acruti Star Opp.Acruti Centre Point, MIDC, Andheri (East), Mumbai-400093.	2) M/s Vivaan Corporation 545, Mhatre Compound, Val Village, Anjar Road, Bhivandi, Thane-421302.
3) Mr. Kishore Bhooraram Choudhary Flat No.501,E- wing, 5th Floor, Orchid Enclave, Nahar Shakti, Chandivali,Andheri East, Mumbai-400058.	4) Mrs. Kamla Kishore Choudhary Flat No.501,E- wing, 5th Floor, Orchid Enclave, Nahar Shakti, Chandivali,Andheri East, Mumbai-400058.
5) Mr. Kishore Bhooraram Choudhary B-50, Varahi Park, Part-1, B/H Mony Hotel, Isanpur Char Rasta, Ahmedabad, Gujrat-382443.	6) Mrs. Kamla Kishore Choudhary B-50, Varahi Park, Part-1, B/H Mony Hotel, Isanpur Char Rasta, Ahmedabad, Gujrat-382443.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Sl. No.	Detailed Description Mortgaged Assets item wise	Reserve Price Rs. In Lakh	EMD (Rs.) in lakhs Bid Increment value (Rs.) in lakhs.	Date, time and place of sale	Property ID
1	Shop no. 2, Located at Ground floor, A-wing building no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (West), Taluka Kalyan, Dist. Thane. Property owner is Mr. Kishor Bhooraram Choudhary	Rs.21.89 lakhs (Rs Twenty Lakhs Eighty-nine Thousand only)	Rs. 2.189 lakhs [Rs two Lakhs eighteen Thousand and nine hundred only] **Bid Incremental** Value Rs 50000/- (Rs fifty thousand only)	20.11.2026 11:00AM TO 4.00 PM By E-Auction	DIBVIVAANSHOP02

2	Shop no. 3, Located at Ground floor, A-wing building no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (West), Taluka Kalyan, Dist. Thane. Property owner is Mr. Kishor Bhooraram Choudhary	Rs.33.26 lakhs (Rs Thirty-three Lakhs twenty-six Thousand only)	Rs. 3.326 lakhs [Rs three Lakhs thirty-two Thousand and six hundred only] **Bid Incremental** Value Rs 50000/- (Rs fifty thousand only)	20.11.2026 11:00AM TO 4.00 PM By E-Auction	IDIBVIVAANSHOP03
3	Shop no. 8, Located at Ground floor, A-wing building no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (West), Taluka Kalyan, Dist. Thane. Property owner is Mr. Kishor Bhooraram Choudhary	Rs.32.30 lakhs (Rs thirty-two Lakhs thirty Thousand only)	Rs. 3.23lakhs [Rs three Lakhs twenty-three Thousand only] **Bid Incremental** Value Rs 50000/- (Rs fifty thousand only)	20.11.2026 11:00AM TO 4.00 PM By E-Auction	IDIBVIVAANSHOP08
4	Shop no. 9, Located at Ground floor, A-wing building no. 1A, Zipriya Arcade, Kumbharkhan Pada, subhash Cross Road, Village Shivajinagar, Dombivali (West), Taluka Kalyan, Dist. Thane. Property owner is Mr. Kishor Bhooraram Choudhary	Rs.29.86 lakhs (Rs Twenty-nine Lakhs Eighty-six Thousand only)	Rs. 2.986 lakhs [Rs two Lakhs ninty-eight Thousand and six hundred only] **Bid Incremental** Value Rs 50000/- (Rs fifty thousand only)	20.11.2026 11:00AM TO 4.00 PM By E-Auction	IDIBVIVAANSHOP09
	Inspection date	17.11.2026:- For further clarification regarding sale of said properties/shops & related documents.			

The intending Bidders/ Purchasers are requested to register with online portal (**https://baanknet.com**) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 20.11.2026 i.e the e-Auction Date and before the e-auction end time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://baanknet.com) for depositing in bidders e-Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
"465809943" **Current Account , Indian Bank**	**"IDIB000N052"** **Indian Bank SAM Mumbai**

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.

8. Platform (**https://baanknet.com**) for e-Auction will be provided by our e Auction service provider **PSB alliance Pvt. Ltd.,** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://baanknet.com**

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) www.indianbank.in and (2) **https://baanknet.com**

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from **eBKray (https://baanknet.com).**

11. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number for the completion of their eKYC. Once, the eKYC process is completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interested bidder will be able to bid on the date of e-auction.

12. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed of their being declared as a successful bidder through SMS/ email. (on mobile No/email address given by them/ registered with the service provider).

17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Mumbai Branch 022 4748 4558 Tel./Mobile No. 9003021786.

19. Inspection of the scheduled properties and related documents/Approvals/Dues up to date EC etc by the intending purchasers/bidders may be done at their expense from 17.11.2026 between 11.00 am to 4.00 pm.

20. The sale is made on **"As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities/Construction/Approvals etc.**

21. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent enquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Mumbai
Date: 02.11.2026

इंडियन बैंक/INDIAN BANK
दबावग्रस्त आस्ति प्रबंधन शाखा मुंबई
Stressed Asset Management Branch Mumbai
इलाहाबाद/ALLAHABAD

AUTHORISED OFFICER
(M.S. Ansari)
Contact No.9003021786