INVENT ASSETS SECURITISATION & RECONSTRUCTION PRIVATE LIMITED
Regd Office: Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400021.

[Appendix – IV-A]
[See proviso to rule 8 r/w rule 9]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
DATE & TIME OF AUCTION 21/08/2026 AT 12:00 PM

PUBLIC AUCTION CUM SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY ("SECURED ASSET") OF **MR. NIKUNJ MAFATLAL PANCHAL ("BORROWER")** UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISO TO RULE 8 AND RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002.

Notice is hereby given to the public in general and to the Borrower (s)/Co-Borrower(s), in particular, that the below described immovable property mortgaged/charged to the Invent Assets Securitisation & Reconstruction Private Limited (hereinafter referred to as "INVENT"), pursuant to the assignment of financial asset by Piramal Finance Limited (formerly known as Piramal Capital & Housing Finance Limited and Dewan Housing Finance Corporation Limited) (hereinafter referred to as "PIRAMAL") vide registered Assignment Agreement dated 29/12/2023, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of public auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the SARFAESI ACT read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sr. No.	Name of the Borrower/ Co-Borrowers	LAN No. & Selling NBFC	Total Outstanding Amount as per SARFAESI Notice	Possession Type and Date	Date and Time of Property Inspection	Type of Property and Area of Property	Earnest Money Deposit (EMD) Reserve Price Bid Increment Amount:	Date & Time of Auction
1	Mr. Nikunj Mafatlal Panchal ("Borrower") Ms. Nayanaben Panchal ("Co-Borrower")	LAN: 01800007734 Piramal Finance Limited	Rs. 20,03,216/- as on 31/12/2021 (SARFAESI Notice Date)	Physical Possession on 02/10/2025	01/08/2026 Between 12.00 Noon to 4.00 PM	Flat (Total Carpet Area - 554 sq. ft.)	Rs. 2,53,600/- Rs. 25,36,000/- Rs. 1,00,000	21/08/2026, at 12.00 PM

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Description of the Secured Asset being auctioned:	Flat No. B/101, 1st Floor, Tower. B, Sundaram Villa, Opp. Darshanam High View, B/s. VMSS Lake, Nr. Sayajipura Market Yard, Sayaji Park Road, Sayajipura, Vadodara- 390019
Pending Litigations known to INVENT:	Not Known
Encumbrances/Dues known to INVENT:	Not Known
Last Date & Time for submission of 29A Declaration alongwith Self Attested KYC:	10/08/2026, upto 4.00 PM
Last Date & Time for submission of Bid:	21/08/2026, upto 11.00 AM
Date & Time of bid opening:	21/08/2026, at 12.00 PM
EMD Remittance Account Details:	Earnest Money Deposit (EMD) shall be paid either through Demand Draft/ Pay Order in favour of "Invent Assets Securitisation & Reconstruction Pvt. Ltd. Payable at Mumbai" or deposited through RTGS/NEFT fund transfer to credit Account No. 0062002900000430, Name of the Beneficiary: Invent Assets Securitisation & Reconstruction Pvt. Ltd, Name of the Bank: Punjab National Bank, IFSC Code PUNB0006200.
Address at which the tender to be Submitted and Place of Auction:	Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021.
Name of Contact person & number:	Ms. Yamini Goyanka/ Mr. Ankit Shetty, Authorised Officer, Invent Assets Securtisation and Reconstruction Pvt. Ltd. (+91 7977235728/+91 9920587626), Email id: yamini.goyanka@inventarc.com/ ankit.shetty@inventarc.com

TERMS & CONDITIONS:

1. Offers are now invited by undersigned from intending purchasers/bidders in sealed envelopes/covers for purchase of the secured asset described herein above on "as is where is basis", "as is what is basis", "Whatever there is" and "Without recourse basis" under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules"). The general public is invited to bid either personally or through their duly Authorised agent.
2. No person other than the bidder himself or his duly Authorised representative shall be permitted to participate in the auction proceedings.
3. The Secured Asset/property shall be sold at the price higher than or equal to the Reserve Price only and sale is subject to the confirmation by INVENT.
4. The bidders are requested in their own interest to take inspection of the asset put up for auction. Interested parties can inspect the property on 01/08/2026 between 12:00 pm to 04:00 pm with prior approval of Authorised Officer/INVENT. The person deputed for inspection by the intending purchaser/bidder should carry with him/them appropriate authorisations on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused.
5. The intending bidders should make their own independent enquiries and verify with the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the property and shall satisfy themselves regarding the title nature,

description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property prior to submitting their bid. The property is being sold with all the existing and future encumbrances whether or not known to INVENT. The Authorised Officer and INVENT shall not be responsible in any way for any third-party claims/rights/dues.

6. The intending bidders are advised to independently verify the area of Flat, building and other details. INVENT/Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
7. All Offers shall be through Tender/Bid Document containing the detailed terms & conditions can be taken from the website "https://inventarc.com/business.html".
8. The intending bidders shall physically submit 29A Declaration in the prescribed format in sealed cover along with Self Attested KYC to the Authorized Officer on or before the last date i.e. 10/08/2026 at Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021. This submission should be made separately from all other documents.
9. The intending bidders shall physically submit bids in the prescribed format in sealed cover along with EMD to the Authorised Officer on or before the last date i.e. 21/08/2026.
10. The intending bidders shall deposit the EMD amount through NEFT/RTGS/Transfer in the account as per details of a/c for depositing EMD/Bid amount mentioned above. Alternatively, Bidders may send a crossed Demand Draft/Pay order in favour of "Invent Assets Securitisation and Reconstruction Pvt. Ltd'' payable at "Mumbai". Bidders shall have to attach / enclose a proof of RTGS/NEFT fund transfer or crossed Demand Draft/Pay order along with the bid.
11. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
12. The bids without EMD amount and or/less than the reserve price shall be disqualified.
13. The EMD of unsuccessful bidder will be returned within 07 working days on the closure of the auction sale proceedings. No interest shall be paid on the EMD refunded.
14. The Authorised Officer reserves the right to conduct Inter-se bidding amongst the bidders. The highest bidder amongst them after Inter-se bidding shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh Only).
15. Highest bidder shall be declared successful bidder and sale will be confirmed in his/her favour by INVENT/Secured Creditor as per the provisions of SARFAESI Act.
16. Sale shall be confirmed in favour of the successful bidder; however, confirmation of the sale shall be at the sole discretion of INVENT.
17. The Successful bidder will have to deposit 25% of the total bid amount / purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 75% of the bid amount / purchase price on or before the fifteenth day of the confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and INVENT the secured creditor, in any case not exceeding three months.
18. In case of default in payment by the successful bidder, the amount already deposited by the bidder including EMD shall be forfeited without further notice and the property shall be put to re - auction and the defaulting bidder shall have no claim/right in respect of property/amount.

19. The Purchaser shall bear the applicable Stamp Duty/ additional stamp duty, charges, fees, etc. including those of Sale Certificate Registration charges, all statutory dues payable to Government, taxes and rates, outgoing both existing and future relating to the property.
20. The Purchaser shall bear all dues of the Borrower including Income Tax dues, Society dues & any other dues, if any.
21. The Authorised Officer and INVENT shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
22. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the Auction Sale and be bound by them.
23. From the date of confirmation of sale, the secured asset shall remain at the sole risk of the successful bidder, including loss, damage, theft or deterioration.
24. Upon compliance with the terms and conditions of sale and confirmation of the sale, the Authorised Officer shall issue the Sale Certificate in favour of the successful bidder. No nomination facility shall be permitted, and no request for inclusion or substitution of any name other than that mentioned in the bid shall be entertained. The Sale Certificate shall be issued only in the name of the successful bidder.
25. The undersigned Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.
26. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

Sd/-

Date: July 22, 2026 — **Authorised Officer**

Place: Mumbai — **Invent Assets Securitisation & Reconstruction Private Limited**