

**APPENDIX IV A**

[See proviso to Rule 8(6)]

**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) 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 **constructive possession** of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without any recourse" basis on **30th January 2020**, for recovery of **Rs. 35,78,172/- (Rupees Thirty Five Lakh(s) Seventy Eight Thousand One Hundred Seventy Two Only)** against Loan Account No. **M004OOX-1** (old Loan Account No. **HHLAHE00261313**) "Loan Agreement No. 1"; AND **Rs. 55,28,096/- (Rupees Fifty Five Lakh(s) Twenty Eight Thousand Ninety Six Only)** against Loan Account No. **M004OOX-2**, (old Loan Account No. **HHEAHE00261290**) "Loan Agreement No. 2" total amounting to **Rs. 91,06,268/- (Rupees Ninety One Lakhs Six Thousand Two Hundred Sixty Eight Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till **08.01.2020** along with applicable future interest in terms of the loan agreement w.e.f. **09.01.2020**, due to the Secured Creditor from **SUTHAR NARENDRA J PROPRIETOR M/S. PRABHAT BATTERIES, SUTHAR TEJASH N, SUTHAR VAIBHAVKUMAR NARENDRABHAI, SUTHAR KAVITA TEJASKUMAR**

The Loan Account No. **HHLAHE00261313** and **HHEAHE00261290**, along with its underlying security which include the Secured Asset have been assigned to **Indiabulls Asset Reconstruction Co. Ltd.**, acting in its capacity as Trustee for **Indiabulls ARC-X Trust** vide Assignment Deed dt. **30.09.2019**.

The Reserve Price for the auction of the Property is **Rs.72,00,000/- (Rupees Seventy Two Lakh Only)**, and the Earnest Money Deposit will be **Rs.7,20,000/- (Rupees Seven Lakh Twenty Thousand Only)**, i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** to the credit of "**INDIABULLS ARC X TRUST**", **AXIS BANK** Account No. **919020074959030**, IFSC: **UTIB0000131**, **DLF GURGAON (HR) Ground FLR, GL 005, 006, 007,008, Cross Point, Phase-IV, DLF Qutab Enclave Complex, GURUGRAM 122009** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Tender.

**DESCRIPTION OF THE IMMOVABLE PROPERTIES****PROPERTY NO.1**

**UNIT NO.704 ADMEASURING 57 SQ. YARDS i.e. 47.6589 SQ. MTRS. (BUILT UP AREA) ON 7TH FLOOR OF BLOCK "E" SITUATED IN THE BUILDING KNOWN AS "SILVER CASA" TOGETHER WITH 17 SQ. MTRS., UNDIVIDED AND UN-DEMARCATED SHARE, FORMING PART OF FREEHOLD NON-AGRICULTURAL LAND SITUATED AT MOUJE THALTEJ OF GHATLODIA TALUKA IN THE DISTRICT OF AHMEDABAD AND REGISTRATION SUB-DISTRICT OF AHMEDABAD-9 (BHOPAL), BEARING SURVEY NO. 113/2 ADMEASURING 6070 SQ. MTRS., FINAL PLOT NO. 68 ADMEASURING 4299 SQ. MTRS., OF TOWN PLANNING SCHEME NO. 1 (THALTEJ) B/H. J. G. INTERNATIONAL SCHOOL, NR. GULAB TOWER, THALTEJ, AHMEDABAD-380054, GUJARAT**

**UNIT NO.704 IS BOUNDED AS FOLLOWS –**

**ON OR TOWARDS THE EAST : UNIT NO. E/703**  
**ON OR TOWARDS THE WEST : UNIT NO. E/705**  
**ON OR TOWARDS THE NORTH : UNIT NO. E/707**  
**ON OR TOWARDS THE SOUTH : SOCIETY COMMON SPACE SOCIETY BOUNDARY**

**PROPERTY NO.2**

**UNIT NO.705 ADMEASURING 79 SQ. YARDS i.e. 66.05 SQ. MTRS., (BUILT UP AREA) ON 7TH FLOOR OF BLOCK "E" SITUATED IN THE BUILDING KNOWN AS "SILVER CASA" TOGETHER WITH 25 SQ. MTRS., UNDIVIDED AND UN-DEMARCATED SHARE, FORMING PART OF FREEHOLD NON-AGRICULTURAL LAND SITUATED AT MOUJE THALTEJ OF GHATLODIA TALUKA IN THE DISTRICT OF AHMEDABAD AND REGISTRATION SUB-DISTRICT OF AHMEDABAD-9 (BHOPAL), BEARING SURVEY NO. 113/2 ADMEASURING 6070 SQ. MTRS., FINAL PLOT NO. 68 ADMEASURING 4299 SQ. MTRS., OF TOWN PLANNING SCHEME NO. 1 (THALTEJ) B/H. J. G. INTERNATIONAL SCHOOL, NR. GULAB TOWER, THALTEJ, AHMEDABAD-380054, GUJARAT.**

**UNIT NO.705 IS BOUNDED AS FOLLOWS –**

**ON OR TOWARDS THE EAST : UNIT NO. E/704**  
**ON OR TOWARDS THE WEST : SOCIETY COMMON SPACE, SOCIETY BOUNDARY**  
**ON OR TOWARDS THE NORTH : UNIT NO. E/706**  
**ON OR TOWARDS THE SOUTH : SOCIETY COMMON SPACE, SOCIETY BOUNDARY**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.indiabullshomeloans.com> and <https://eauction.npasource.com>

**SD/-**

**Date : 08.01.2020** **AUTHORIZED OFFICER**  
**Place : AHMEDABAD** **INDIABULLS ASSET RECONSTRUCTION CO. LTD.**  
**TRUSTEE OF INDIABULLS ARC-X TRUST**