

**"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 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 **29.01.2020**, for recovery of **Rs. 33,32,806 /-** (**Rupees Thirty Three Lakh Thirty Two Thousand Eight Hundred Six Only**) against **Loan Account No. M0110OX (old Loan Account No. HHLVSH00416885)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **20.12.2019** along with applicable future interest in terms of the loan agreement w.e.f. **21.12.2019**, due to the Secured Creditor from **MAVJI MANJI BHANDWA PROPRIETOR BHAVISHYA GENERAL STORES AND SHILPA MAVJI BHANDWA**. The **Loan Account No. HHLVSH00416885** along with its underlying security (which includes the Secured Asset) has 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. 25,00,000/- (Rupees Twenty Five Lakh Only)** and the Earnest Money Deposit is **Rs. 2,50,000/- (Rupees Two Lakh Fifty 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 pay a deposit of 25% of the Sale Price (less 10% EMD paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than 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.

**SCHEDULE A**  
**[DESCRIPTION OF THE PROPERTIES]**

**FLAT NO. 301, ADMEASURING 225 SQ. FEET ON 3RD FLOOR, C-WING, SITUATED AT EKTA MILAN CHS. SRA, SION KOLIWADA LINK ROAD, KOKARI AGAR, ANTOP HILL, MUMBAI-400037, MAHARASHTRA BEARING C.S. NO. 006 SITUATED & LYING AND BEING REVENUE VILLAGE AT SALT PAN DIVISION, F/NORTH WARD IN THE REGISTRATION DISTRICT MUMBAI & SUB-REGISTRAR DISTRICT MUMBAI, WITHIN THE LIMITS OF BRIHAN MUMBAI MUNICIPAL CORPORATION.**

**The said property is bounded as under:**

**EAST : AS PER TITLE DEED**  
**WEST : AS PER TITLE DEED**  
**NORTH : AS PER TITLE DEED**  
**SOUTH : AS PER TITLE DEED**

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

**SD/-**  
**AUTHORIZED OFFICER**

**Date : 23.12.2019**  
**Place : MUMBAI**

**INDIABULLS ASSET RECONSTRUCTION CO. LTD.**  
**TRUSTEE OF INDIABULLS ARC-X TRUST**