

“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 **31.01.2020**, for recovery of **Rs. 45,92,327/- (Rupees Forty Five Lakh Ninety Two Thousand Three Hundred Twenty Seven Only)** against **Loan Account No. Y002OIV (old Loan Account No. HLAPPAT00337355)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.01.2020** along with applicable future interest in terms of the loan agreement w.e.f. **11.01.2020**, due to the Secured Creditor from **DHARMINDER KHURMI PROPRIETOR M/S. YOGI JEWELLERS, MRS. SUNITARANI**.

The Loan Account No. **HLAPPAT00337355** 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-IV Trust vide Assignment Deed dt. 31.12.2018.

The Reserve Price for the auction of the Property is **Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only)** and the Earnest Money Deposit is **Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through DD/ RTGS/ NEFT to the credit of “**INDIABULLS ARC IV TRUST**”, **AXIS BANK Account No. 918020025174137, IFSC: UTIB0000653, 167, Ready Money Terrace, Ground Floor, Dr. Annie Besant Road, Worli Naka, Worli, Mumbai – 400 018 (Maharashtra)** 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]

HOUSE NO. 325, KUNDRA STREET, BANK COLONY, PEER KHANA ROAD, MEASURING 4 MARLAS i.e. 2/165 SHARE OF 8 KANAL 5 MARLAS OUT OF KHASRA NO. 2650 (5-0), 2659(3-5) AND 2/98 SHARE OF 4 KANAL 18 MARLAS OUT OF KHASRA NO.2651 (4-18) SITUATED AT RAKBA KHANNA, TEHSIL AND DISTRICT LUDHIANA – 141401, PUNJAB AND IS BOUNDED AS UNDER:-

NORTH : HOUSE OF HARBIR SINGH SONU 46'-0"

SOUTH : HOUSE OF SOHAN LAL 46'-0"

EAST : STREET 23'-6"

WEST : HOUSE OF LEELARANI LENGTH 23'-6"

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

Date : 10.01.2020

**Place : LUDHIANA
(PUNJAB)**

**SD/-
AUTHORIZED OFFICER
INDIABULLS ASSET RECONSTRUCTION CO. LTD.
TRUSTEE OF INDIABULLS ARC-IV TRUST**