

“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. 1,02,77,999/- (Rupees One Crore Two Lakh Seventy Seven Thousand Nine Hundred Ninety Nine Only)** against **Loan Account No. A002OOX (old Loan Account No. HHLKLM00242891)**, 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 **MR. ABHISHEK VAIDYA AND MRS. JHARNA VAIDYA**.

The **Loan Account No. HHLKLM00242891** 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. 83,00,000/- (Rupees Eighty Three Lakh Only)** and the Earnest Money Deposit is **Rs. 8,30,000/- (Rupees Eight Lakh Thirty 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]

THE RESIDENTIAL PREMISES BEARING FLAT/UNIT NO. –H HAVING SUPER BUILT UP AREA OF 1753 SQ. FT. ON 11TH FLOOR, ACTIVE ACRES, BUILDING/TOWER NO.-2, 54/10, DEBENDRA CHANDRA DEY ROAD, WARD NO. 58, MUNICIPAL PREMISES NO. 54/10, P S TANGRA, KOLKATA-700015, WEST BENGAL ALONGWITH SERVANT QUARTER NO. SQ-H AND ONE OPEN CAR PARKING SPACE TOGETHER WITH UNDEVIDED PROPORTIONATE IMPARTIBLE SHARE IN THE LAND WHICH WILL BE ALLOCABLE TO THAT BUILDING/TOWER OUT OF THE TOTAL AREA OF THE LAND COMPRISING IN THE ENTIRE RESIDENTIAL AREA.

THE SAID LAND IS BOUNDED AS UNDER:

EAST	:	BY CHINGRIGHATA LANE
WEST	:	PROBHU RAM SARKAR LANE
NORTH	:	DEBENDRA CHANDRA DEY ROAD
SOUTH	:	PREMISES NO. 54/10, DEBENDRA CHANDRA DEY ROAD

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.indiabullsarc.com.

SD/-

AUTHORIZED OFFICER

Date : 10.01.2020
Place : KOLKATA

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