

**“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 **30.01.2020**, for recovery of **Rs 68,35,745/- (Rupees Sixty Eight Lakh(s) Thirty Five Thousand Seven Hundred Forty Five Only)** against **Loan Account No. B001OOX-1** (earlier Loan Account No. **HHLSUR00363630**) “Loan Agreement No. 1” AND **Rs. 42,82,848/- (Rupees Forty Two Lakh(s) Eighty Two Thousand Eight Hundred Forty Eight Only)** against **Loan Account No. B001OOX-2** (earlier Loan Account No. **HHSUR00363613**) “Loan Agreement No. 2”] total amounting to **Rs. 1,11,18,593/- (Rupees One Crore Eleven Lakhs Eighteen Thousand Five Hundred Ninety Three Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **19.12.2019** along with applicable future interest in terms of the loan agreement w.e.f. **20.12.2019**, due to the Secured Creditor from **RESHMABEN H. JARIWALA ALIAS RESHMABEN HEMISH JARIWALA PROPRIETOR BABA STEEL FABRICATORS, MISHAL HEMISH JARIWALA AND HEMISHBHAI R. JARIWALA ALIAS HEMISH RASIKLAL JARIWALA**.

The Loan Account Nos. **HHLSUR00363630** AND **HHSUR00363613**, along with the underlying security which, inter alia, includes the Secured Asset, has been assigned to **Indiabulls Asset Reconstruction Co. Ltd.**, acting in its capacity as the Trustee of **Indiabulls ARC-X Trust** vide Assignment Deed dated **30.09.2019**.

The Reserve Price for the auction of the Property is **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh Only)** and the Earnest Money Deposit is **Rs. 11,50,000/- (Rupees Eleven 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 PROPERTY]**

**THE PREMISES BEARING FLAT NO.D/701 HAVING SUPER BUILTUP AREA ADMEASURING 2695 SQ. FEETS. EQUIVALENT TO 250.37 SQ. MTS. AND AREA AS PER CONSTRUCTION APPROX. 1940.40 SQ. FEETS. i.e. 180.27 SQ. MTS. ON SEVENTH FLOOR IN BUILDING D IN PROJECT KNOWN AS “GALAXY AVENTURA” TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE LAND INCLUDING UNDIVIDED SHARE OF LAND IN GROUND FLOOR AND INCLUSIVE OF PARKING, PASSAGE, STAIRS, TERRACE AND ALL THE COMMON RIGHTS IN THE LAND REGISTERED AS NON AGRICULTURAL LAND FOR RESIDENTIAL PURPOSE BEARING REVENUE SURVEY NO 491 AND 496, BLOCK NO 466, T.P. SCHEME NO 16 (PAL) OF FP NO.54 SITUATED AT MOUJE GAM PAL (SURAT CITY) SUB DISTRICT, AT DISTRICT SURAT-395009, GUJARAT.**

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

NORTH : F.P.NO.112.  
SOUTH : F.P.NO.51 AND 53.  
EAST : 18 MTS. ROAD.  
WEST : F.P.NO.41

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](http://www.indiabullsarc.com).

**Sd/-**

**Authorized officer**

**Date : 20.12.2019**

**Place : SURAT**

**INDIABULLS ASSET RECONSTRUCTION CO. LTD.**

**TRUSTEE OF INDIABULLS ARC-X TRUST**