

APPENDIX IV-A

Sale Notice for sale of Immovable Property

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 to **Sammaan Capital Limited (“SCL”)** [formerly known as Indiabulls Housing Finance Ltd. (“**IHFL**”)] [CIN: **L65922DL2005PLC136029**] and **Indiabulls Asset Reconstruction Company Limited** [CIN: **U67110MH2006PLC305312**] acting as a Trustee of **Indiabulls ARC-XXXI Trust** (both SCL and IARCL) are jointly and severally referred to as (“**Secured Creditor**”), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on “as is where is”, “as is what is” and “whatever there is” basis on **08.07.2026** from **5.00 P.M. to 06.00 P.M.**, for recovery of the following amounts due to SCL and IARCL:

DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Ltd.):

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 19.05.2026
1.	HHLAGR00280149	49,63,854/- (Rupees Forty Nine Lakh Sixty Three Thousand Eight Hundred Fifty Four only)
2.	HLAPAGR00497286	10,74,598/- (Rupees Ten Lakh Seventy Four Thousand Five Hundred Ninety Eight only)
	TOTAL	60,38,452/- (Rupees Sixty Lakh Thirty Eight Thousand Four Hundred Fifty Two only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 19.05.2026
1.	HLAPAGR00377959	39,02,844/- (Rupees Thirty Nine Lakh Two Thousand Eight Hundred Forty Four only)
2.	HHEAGR00281063	53,92,781/- (Rupees Fifty Three Lakh Ninety Two Thousand Seven Hundred Eighty One only)
	TOTAL	92,95,625/- (Rupees Ninety Two Lakh Ninety Five Thousand Six Hundred Twenty Five only)

The Loan Account Nos. **HLAPAGR00377959** and **HHEAGR00281063**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable Property, have been assigned by Sammaan Capital Limited (“SCL”) [formerly known as Indiabulls Housing Finance Ltd. (“IHFL”)] to and in favour of Indiabulls Asset Reconstruction Company Limited (“IARCL”) vide Assignment Agreement dated **21.08.2023**, and the same have been renumbered by IARCL and bears new Loan Account Nos. **H006XXXI-02** and **H006XXXI-01** respectively. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Accounts. IARCL has given its consent to SCL to issue this Notice of Sale.

The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of SCL and IARCL, by way of outstanding principal, arrears (including accrued late charges) and interest till **19.05.2026** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **20.05.2026** along with legal expenses and other charges due and payable to the Secured Creditor from **YOGESH UPADHYAY (PROPRIETOR, HOTEL VANSHIKA PALACE)** and **JYOTI UPADHYAY**.

The Reserve Price for the Immovable Property will be **Rs.1,21,00,000/- (Rupees One Crore Twenty One Lakh only)** and the Earnest Money Deposit (“EMD”) will be

Rs.12,10,000/- (Rupees Twelve Lakh Ten Thousand only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECES OR PARCELS OF PLOT NO. 45-A, ADMEASURING 175.58 SQ. MTRS. EQUIVALENT TO 210 SQ. YARDS, (MEASURING: EAST TO WEST 31 FEET 6 INCH AND NORTH TO SOUTH 60 FEET), SITUATED AT E.M.E. ENCLAVE, TAJGANJ WARD, TEHSIL AND DISTRICT AGRA, AGRA - 282001, UTTAR PRADESH AND WHICH IS BOUNDED AS UNDER:

**NORTH : ROAD 30 FEET WIDE
EAST : PLOT OF SHALU ISRANI
SOUTH : HOUSE OF ASHA YADAV
WEST : ROAD 25 FEET WIDE**

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.indiabullsarc.com/>; Contact No: 9371933015; E-mail id: deepak.dawari@indiabulls.com

For bidding, log on to www.auctionfocus.in

s/d

Date: 01.06.2026

Place: AGRA

**AUTHORISED OFFICER
INDIABULLS ARC TRUST XXXI**
