

APPENDIX IV-A

[See proviso to Rule 8(6)]

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 properties mortgaged to the Secured Creditor, the physical possession of which has been taken on 06th November 2020 by the Authorised Officer of Indiabulls Asset Reconstruction Company Limited acting in its capacity as a Trustee of INDIABULLS ARC - II TRUST, the Secured Creditor, will be sold through public auction “on “As and where is basis”, “as is what is basis”, whatever is there is basis” and “No recourse Basis” on 25th February 2021 , for recovery of **Rs. 2,63,92,580.72 (Rupees Two Crores Sixty Three Lakhs Ninety Two Thousand Five Hundred Eighty and Paise Seventy Two Only)** as on **31.12.2020** together with further interest, cost & expenses etc; due to the Secured Creditor from M/s. The Cap A Pie (Borrower), Mr. Bhupeshkumar Jagdischandra Shah (Proprietor/ Gurantor/ Mortgagor) and Mrs. Dhatriben Bhupeshkumar Shah (Gurantor) The Loan Account No. **T002**, along with the underlying security which, *inter alia*, includes the Secured Assets, has been assigned to **Indiabulls Asset Reconstruction Company Limited** acting in its capacity as the Trustee of INDIABULLS ARC – II TRUST *vide* Assignment Agreement dated **27.03.2018**.

The reserve price of each item is as mentioned below and the earnest money deposit shall be deposited through DD/ RTGS/ NEFT in favour of “**INDIABULLS ARC II TRUST**”, **INDUSIND BANK** having Account No. **201002845808**, **IFSC: INDB0000001**, and Branch Address: **Branch Details: IndusInd Bank Limited, Opera House Branch, IndusInd House, 425 Dr D. B. Marg, Opera House, Mumbai – 400004.**, before submitting the tender document online. The successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter or such extended period as may be allowed and communicated in writing by authorised officer.

Date & Time of E-auction	25-Feb-2021 from 11:30 am to 12:30 pm
Last date of submission of bids	23-Feb-2021 @ 5:00 pm
Date of Inspection of property	03-Feb-2021 from 10:30 am to 12:30 pm

DESCRIPTION OF THE IMMOVABLE PROPERTY/ SECURED ASSET	Reserve price	Earnest money Deposit
Item No.1-Flat No. C-23 and C-24, 2 nd Floor, Sanjay Tower, Nr. Dhananjay Tower, 100Ft Anandnagar Road, Satellite, Ahmedabad -380015	Rs.1,00,00,000/- (Rupees One Crore Only)	Rs.10,000,00/-Ten Lacs Only

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For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indiabullsarc.com, or website of service provider i.e. <https://sarfaesi.auctiontiger.net>

DATE: 20-01-2021
PLACE: Ahemdabad

Rimjhim Jamuar
AUTHORIZED OFFICER
Indiabulls Asset Reconstruction Company Limited
(Acting in its capacity as Trustee of Indiabulls ARC - II Trust)