

"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 Limited**, then Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" and "without any recourse basis"** on **30.06.2020** from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 18,45,537/- (Rupees Eighteen Lakhs Forty Five Thousand Five Hundred Thirty Seven Only)** against **Loan Account No. R026XII** [earlier being **loan account HHLART00382093**] by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **10.06.2020** along with applicable future interest in terms of the loan agreement w.e.f. **11.06.2020** due to the Secured Creditor from **RAJIV KUMAR BERI PROPRIETOR OF SHRI BALAJI TRADERS AND SAMRITI BERI**.

Loan Account No. **HHLART00382093** with underlying security [which includes the Secured Asset] has been assigned to Indiabulls Asset Reconstruction Company Limited acting in its capacity as Trustee for Indiabulls ARC – XII Trust vide Assignment Deed dt. **28.01.2020**.

The Reserve Price for the auction of the said Property is **Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only)** and the Earnest Money Deposit will be **Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)** i.e., 10% (Ten Percent) of the Reserve Price and shall be deposited through DD/RTGS/NEFT or through any other proper banking channels to the credit of **INDIABULLS ARC - XII TRUST**, **AXIS BANK Account No. 919020097236431, IFSC: UTIB0000131, DLF GURGAON (HR) Ground FLR, GL 005, 006, 007,008, Cross Point, Phase-IV, DLF Qutab Enclave Complex, GURUGRAM 122009**, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document) to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

DESCRIPTION OF THE IMMOVABLE PROPERTY

HOUSE PLOT NO. (48, 49) TOTAL MEASURING 242.66 SQ. YARDS BEARING KHASRA NO. 1619, 1621 MIN KHATA KHATAUNI NO. 1194/1959, 1959, 1961 SITUATED AT TUNGPAI SUB-URBAN ASSBADI PREET NAGAR, TEHSIL AMRITSAR-2, DISTT. AMRITSAR.

THE PROPERTY IS BOUNDED AS UNDER:

EAST : LANE 18 FEET
WEST : PROPERTY NO. 60-61
NORTH : PROPERTY NO. 50
SOUTH : PROPERTY NO. 47

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

**Sd/-
Authorized officer**

**Date : 10.06.2020
Place : AMRITSAR (PUNJAB)**

**Indiabulls Asset Reconstruction Company Limited
Acting in its capacity as Trustee of Indiabulls ARC – XII Trust**