

“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 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 **4th April 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. 35,70,929/- (Rupees Thirty Five Lakh(s) Seventy Thousand Nine Hundred Twenty Nine Only)** against **Loan Account No. S016OIV** [earlier being loan account **HHLMAL00218179**] by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **08.01.2020** along with applicable future interest in terms of the loan agreement w.e.f. **09.01.2020** due to the Secured Creditor from **SHUBHADA SHETTY ALIAS SHUBHADA U SHETTY AND RAMESH VIKAS HEGDE**.

Loan Account No. **HHLMAL00218179** 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 – IV Trust on 31st December 2018.

The Reserve Price for the auction of the said Property is **Rs.21,50,000/- (Rupees Twenty One Lakh(s) Fifty Thousand Only)** and the Earnest Money Deposit will be **Rs.2,15,000/- (Rupees Two Lakh Fifteen 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 IV TRUST”, AXIS BANK Account No. 918020025174137, IFSC code: UTIB0000653 , Branch Address : 167, Ready Money Terrace, Ground Floor, Dr. Annie Besant Road, Worli Naka, Worli, Mumbai 400018**, 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.

**SCHEDULE A
[DESCRIPTION OF THE PROPERTIES]**

ALL THAT PIECE AND PARCEL OF 2 BEDROOM APARTMENT/FLAT WITH DISTINCTIVE NUMBER A – 307 IN THE SECOND FLOOR OF THE APARTMENT BUILDING COMPLEX KNOWN AS RICHMOND PRIDE, PHASE II HAVING A SUPER BUILT UP AREA OF 1096 SQUARE FEET WITH ONE COVERED CAR PARKING SPACE TOGETHER WITH PROPORTIONATE UNDIVIDED SHARE OF THE TOTAL AREA WHICH WORKS OUT TO APPROXIMATELY 397 SQUARE FEET ALONGWITH PROPORTIONATE SHARE IN COMMON AREAS SUCH AS PASSAGES, LOBBIES, LIFT, STAIRCASE CONTAINED WITHIN THE APARTMENT BUILDING BEING CONSTRUCTED ON RESIDENTIALLY CONVERTED LAND BEARING SURVEY NO. 81 MEASURING ABOUT 2 ACRE 04 GUNTAS IN EXTENT SITUATED AT KYALASANAHALLI VILLAGE, JIGANI HOBLI, ANEKAL TALUK, (VIDE CONVERSION ORDER BEARING NO. ALN/SR(A) 443 OF 2004-05 DATED 10-02-2005 ISSUED BY THE SPECIAL DEPUTY COMMISSIONER, BANGALORE DISTRICT).

THE SAID FLAT IS BOUNDED AS UNDER:

EAST BY : FLAT NO.A–308
WEST BY : FLAT NO.A–306
NORTH BY : LAWN VIEW
SOUTH BY : PASSAGE.

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

SD/-
Authorized officer
Indiabulls Asset Reconstruction Company Limited
Acting in its capacity as Trustee of
Indiabulls ARC – IV Trust

Date : 11.02.2020
Place : BANGALORE