

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 Asset Reconstruction Company Limited [CIN: U67110MH2006PLC305312]**, the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without any recourse" basis on **30.06.2020**, for recovery of **Rs. 1,31,79,393 /- (Rupees One Crore Thirty One Lakhs Seventy Nine Thousand Three Hundred Ninety Three Only)** against Loan Account No. **D0010OV** (old Loan Account No. **HLLABHP00327982**), by way of outstanding principal, arrears (including accrued late charges) and interest till **12.06.2020** along with applicable future interest in terms of the loan agreement w.e.f. **13.06.2020**, due to the Secured Creditor from **DYNAMIC GARRAGE & CARRIERS BHOPAL PVT. LTD., MRS. JYOTI PALI, SUSHIL KUMAR PALI, ANUBALA PALI ALIAS ANU ANIL PALI (CO-BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE ANIL KUMAR PALI), RAMASHANKER PALI (FATHER AS WELL AS LEGAL HEIR OF LATE ANIL KUMAR PALI), REKHA RAMASHANKER PALI (MOTHER AS WELL AS LEGAL HEIR OF LATE ANIL KUMAR PALI), AKUL ANIL PALI (SON AS WELL AS LEGAL HEIR OF LATE ANIL KUMAR PALI) AND ABHAV ANIL PALI (MINOR SON AS WELL AS LEGAL HEIR OF LATE ANIL KUMAR PALI THROUGH NATURAL GUARDIAN).**

The Loan Account No. **HLLABHP00327982** along with its underlying security (which includes the Secured Asset) has been assigned to Indiabulls Asset Reconstruction Co. Ltd., acting in its capacity as Trustee for Indiabulls ARC-V Trust vide Assignment Deed dt. 31.12.2018.

The Reserve Price for the auction of the Property is **Rs. 5,00,00,000/- (Rupees Five Crores Only)** and the Earnest Money Deposit is **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** to the credit of "**INDIABULLS ARC V TRUST**", **AXIS BANK** Account No. **918020041497506**, IFSC: **UTIB0000653**, **167, Ready Money Terrace, Ground Floor, Dr. Annie Besant Road, Worli Naka, Worli, Mumbai – 400 018 (Maharashtra)** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender) at the time of acceptance of Bid 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 acceptance of the Tender.

SCHEDULE A
[DESCRIPTION OF THE PROPERTY]

OPEN UNDEVELOPED LAND HAVING AREA 0.36 ACRE BEARING KHASRA NO. 435/2/1 KHA, PATWARI HALKA NO. 42, RAJASVA NIRIKSHAK MANDAL 4, VILLAGE BAWADIA KALAN, HOSHANGABAD ROAD, VIKAS KHAND FANDA, TEHSIL HUZUR, BHOPAL – 462001, MADHYA PRADESH. THE SAID PROPERTY IS BOUNDED AS FOLLOWS:

EAST : PASTARIYAJI'S LAND
WEST : HOSHANGABAD ROAD
NORTH : REMAINING PART OF SELLER'S LAND
SOUTH : REMAINING PART OF SELLER'S LAND

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.

Date :12.06.2020

Place :BHOPAL (MADHYA PRADESH)

Sd/

Authorized Officer

INDIABULLS ASSET RECONSTRUCTION CO.LTD

TRUSTEES OF INDIABULLS ARC-V TRUST