

**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 Ltd.** then Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is” and “without any recourse”** basis on **16.04.2020** 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.22,55,332/- (Rupees Twenty Two Lakh(s) Fifty Five Thousand Three Hundred Thirty Two Only)** against Loan Account No. **S007XII** (earlier being Loan Account No. **HHLDCP00173333**), by way of outstanding principal, arrears (including accrued late charges) and interest till **27.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **28.02.2020**, due to the Secured Creditor from **SANDEEP KUMAR SHARMA AND SANGEETA SHARMA ALIAS SANGEETA.**

The Loan Account No. **HHLDCP00173333** with underlying security (which includes the Secured Asset) has been assigned to Indiabulls Asset Reconstruction Company Ltd., acting in its capacity as Trustee for Indiabulls ARC– XII Trust vide Assignment Deed dt. 31.12.2019, registered on 28.01.2020

The Reserve Price for the auction of the said Property is **Rs. 23,00,000/- (Rupees Twenty Three Lakh(s) Only)** and the **Earnest Money Deposit will be Rs. 2,30,000/- (Rupees Two Lakh Thirty 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**

**THE RESIDENTIAL PREMISES/APARTMENT NO. 1405 IN THE HOUSING PROJECT “SANSKRITI (CASA ROYAL)” HAVING AN APPROXIMATE SUPER AREA ADMEASURING 108.70 SQ. MTS. (1170 SQ. FT.) ON 14TH FLOOR IN TOWER “B” AT PLOT-GH-10, SECTOR-1, GREATER NOIDA, GAUTAM BUDDHA NAGAR – 201308, UTTAR PRADESH WITH ONE COVERED CAR PARKING AND BOUNDED AS UNDER :-**

**ON THE NORTH BY : As Per Title Document**  
**ON THE SOUTH BY : As Per Title Document**  
**ON THE EAST BY : As Per Title Document**  
**ON THE WEST BY : As Per Title Document**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e. [www.indiabull sarc.com](http://www.indiabull sarc.com) AND <https://eauction.npasource.com>

**Date : 09.03.2020**

**Place : GREATER NOIDA**

**Sd/**

**Authorized Officer**

**INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.**

Acting in its capacity as Trustee of Indiabulls ARC – XII Trust