

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 Ltd.** 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** 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.1,08,65,776/- (Rupees One Crore Eight Lakh(s) Sixty Five Thousand Seven Hundred Seventy Six Only)** against Loan Account No. **S025OIV** (old Loan Account No. **HLAPIND00222838**), 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 **SUNIT ANAND PROPRIETOR SUNIT ENTERPRISES AND NAMRATA ANAND.**

The Loan Account No. **HLAPIND00222838** 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-IV Trust vide Assignment Deed dt. 31.12.2018.

The Reserve Price for the auction of the Property is **Rs. 70,00,000/- (Rupees Seventy Lakh(s) Only)** and the Earnest Money Deposit is **Rs. 7,00,000/- (Rupees Seven Lakh Only)** i.e. 10% of the Reserve Price, which 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: **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 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]**

FLAT NO. 203, HAVING BUILT UP AREA OF 1687 SQUARE FEET EQUIVALENT TO 156.78 SQUARE METERS ON SECOND FLOOR IN GOVINDAM APARTMENT AT LAND BEARING KHASRA NO. 81 & 82, LALA RAM NAGAR, GRAM PIPLIYAHANA, TEHSIL & DISTRICT INDORE – 452001, MADHYA PRADESH

The said property is bounded as under:

EAST : MEWALAL'S LAND

WEST :FLAT NO. 204

NORTH : FLAT NO. 202

SOUTH:SHIVMANGAL'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 : 10.06.2020

Place : INDORE

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-IV TRUST

**Sd/
Authorized Officer**