

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. [CIN: L65922DL2005PLC136029]**, then Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on 07.03.2020 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. 34,33,050/- (Rupees Thirty Four Lakh(s) Thirty Three Thousand Fifty Only)** against Loan Account No. **S033XII** (earlier being Loan Account No. **HLAPJAP00202232**), by way of outstanding principal, arrears (including accrued late charges) and interest till **10.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **11.02.2020**, due to the Secured Creditor from **SEATEL ELECTRONICS INDIA PRIVATE LIMITED THROUGH SATYENDRA P. KHORANIA AS LIQUIDATOR APPOINTED BY NCLT VIDE ORDER DATED 23RD SEPTEMBER 2019, MR. PANKAJ SHARMA, MRS. PRATIBHA SHARMA & MR. NEERAJ SHARMA**

Loan Account No. **HLAPJAP00202232** with 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– XII Trust vide Assignment Deed dt. 28.01.2020

The Reserve Price for the auction of the Property is **Rs. 65,00,000/- (Rupees Sixty Five Lakh(s) Only)** and the **Earnest Money Deposit** will be **Rs. 6,50,000/- (Rupees Six Lakh Fifty Thousand Only)** i.e. 10% (Ten Percent) of the Reserve Price, 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.

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

THE RESIDENTIAL PLOT NO. 12 (EAST FACING), MEASURING FROM EAST – WEST TOWARDS NORTH 81 FEET AND TOWARDS SOUTH 56 FEET AND HAVING L – SHAPED CORNER IN FRONT AND FROM NORTH – SOUTH TOWARDS EAST 82 FEET AND TOWARDS WEST 57 FEET, TOTALLY ADMEASURING 573 SQUARE YARDS, SITUATED AT RESIDENTIAL SCHEME NO.10 DEVELOPED BY MOTI BHAVAN GREH NIRMAN SEHKARI SAMITI LIMITED, VILLAGE KESHOPURA, AJMER ROAD, JAIPUR AND WHICH IS BOUNDED AS UNDER:-

TOWARDS EAST : 40 FEET WIDE ROAD
TOWARDS WEST : PLOT NO. 12-A, 12-B, 12-C
TOWARDS NORTH : LAND OF OTHERS
TOWARDS SOUTH : PLOT NO. 11

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 : 11.02.2020**Place : JAIPUR (RAJASTHAN)****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION CO. LTD.**

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