

“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 [“Secured Asset”] mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Limited (CIN : L65922DL2005PLC136029)** Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” and “without any recourse basis” on **23.03.2020** 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. 3,41,94,953/-(Rupees Three Crores Forty One Lakh Ninety Four Thousand Nine Hundred Fifty Three Only)** against **Loan Account No. R0020IV** [earlier being **loan account HLAPKOL00196559**] by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **20.02.2019** along with applicable future interest in terms of the loan agreement w.e.f. **21.02.2019**; along with legal expenses and other charges, due to the Secured Creditor from **RAUNAK DISTRIBUTORS PRIVATE LIMITED, RAJNEESH TIWARI, MURARI KRISHNA AND NIMBUS COMMERCIAL PRIVATE LIMITED.**

Loan Account No. **HLAPKOL00196559** 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 Secured Asset is **Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 18,00,000/- (Rupees Eighteen Lakh(s) 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY/SECURED ASSET

SCHEDULE-A

[Description of the Secured Asset]

FIRST SCHEDULE

(DESCRIPTION OF THE LAND/PROPERTY)

ALL THAT piece and parcel of land within the Collectorate North 24 Parganas, Pargana – Anwarpur, Touzi-146, Pargana – Anowarpur, under Sub-Registry-Kadambagachi, Re Sa-224, Polic Station-Barasat, Mouza Bhatra, Touzi No.146, Plot No.98, J.L. No.38, under R.S. Khatian No.167, corresponding to L.R. Khatian No.1666 and 1667 in Dag No.98 corresponding to R.S. Dag No.403, corresponding to L.R. Dag No.1005, comprising an area of 5 Cottahs 6 Chittacks 2 Sq. ft. of land over within the vicinity of Barasat Municipality under Ward No.9 (Old No.29), Holding Nos. 670, 671.

SECOND SCHEDULE

(DESCRIPTION OF THE PROPERTY)

[MORTGAGED PROPERTY / SECURED ASSET]

ALL THAT PIECE AND PARCEL OF PROPERTY BEING BABA LOKENATH BHAWAN, GROUND FLOOR & FIRST FLOOR, 3 KRISHNANAGAR ROAD, HOLDING NO.670 & 671, MOUZA BHATRA UNDER P.O. & P.S. BARASAT, WARD NO.29, DIST. 24 PARGANAS (NORTH), KOLKATA (WEST BENGAL) – 700126 WITHIN THE LIMITS OF BARASAT MUNICIPALITY, comprised as below –

Item No.1 : (As Per Deed No.(Book No.-I, 10665 of 2014))

ALL THAT THE Flat No.1A and 1B being on the Ground Floor, containing an aggregate area of 2500 sq. ft. (super built up) (more or less) **TOGETHER WITH** the Undivided Proportionate Share in all common parts portions areas facilities and amenities and **TOGETHER WITH** the Undivided Proportionate Share in the land comprised in the Property attributable and/or allocable thereto (more fully) and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

Item No.2 : (As Per Deed No.(Book No.-I, 10666 of 2014))

ALL THAT THE Flat No.2A and 2B being the entirety of the First Floor, containing an aggregate area of 3000 sq. ft. (super built up) (more or less) **TOGETHER WITH** the Undivided Proportionate Share in all common parts portions areas facilities and amenities **AND TOGETHER WITH** the Undivided Proportionate Share in the land comprised in the Property attributable and/or allocable thereto (more fully) and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.

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.indiabullssarc.com.

Authorised officer

Date : 26.02.2020

Place : KOLKATA

(WEST BENGAL)

Indiabulls Asset Reconstruction Company Limited

Acting in its capacity as Trustee of

Indiabulls ARC – IV Trust