

"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 Limited**, then Secured Creditor, will be sold on **"As is where is"**, **"As is what is"**, and **"Whatever there is"** and **"without any recourse basis"** on **27.03.2020** 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. 20,58,510/- (Rupees Twenty Lakh(s) Fifty Eight Thousand Five Hundred Ten Only)** against **Loan Account No. D008XII** [earlier being **loan account HLLUD00392256**] by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **14.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **15.02.2020** due to the Secured Creditor from **DEEPAK BAHL, SURINDER BAHL AND PAYAL MALHOTRA**.

Loan Account No. HLLUD00392256 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 – XII Trust vide Assignment Deed dt. 28.01.2020.

The Reserve Price for the auction of the said Property is **Rs.18,00,000/- (Rupees Eighteen Lakh(s) Only)** and the **Earnest Money Deposit will be Rs.1,80,000/- (Rupees One Lakh Eighty 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

HOUSE NO. 10, MEASURING 100 SQ.YDS, COMPRISED IN KHASRA NO.1086 KHATTA NO.314/327 AS PER JAMABANDI FOR YEAR 2010-11 SITUATED AT VILLAGE DUGRI, H.B NO.277, WASIKA NO. 5870, ABADDI KNOWN AS BERI COLONY, NEAR BABA DEEP SINGH NAGAR, TEH. & DISTT. LUDHIANA -141013, PUNJAB.

The said property is bounded as under:

NORTH : STREET 20' WIDE ADM.18'
EAST : NEIGHBOURER ADM.50'
SOUTH : NEIGHBOURER ADM.18'
WEST : NEIGHBOURER ADM.50'

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indiabullssarc.com AND <https://eauction.npasource.com>.

Date : 17.02.2020
Place : LUDHIANA

Sd/-
Authorized officer
Indiabulls Asset Reconstruction Company Limited
Acting in its capacity as Trustee of Indiabulls ARC – XII Trust