

**“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. [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 **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. 49,19,597/- (Rupees Forty Nine Lakh Nineteen Thousand Five Hundred Ninety Seven Only)** against **Loan Account No. Y002OIV (old Loan Account No. HLAPPAT00337355)**, 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 **DHARMINDER KHURMI PROPRIETOR M/S. YOGI JEWELLERS, MRS. SUNITARANI.**

The Loan Account No. **HLAPPAT00337355** 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. 23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand Only)** and the Earnest Money Deposit is **Rs. 2,35,000/- (Rupees Two Lakh Thirty Five Thousand 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]**

**HOUSE NO. 325, KUNDRA STREET, BANK COLONY, PEER KHANA ROAD, MEASURING 4 MARLAS i.e. 2/165 SHARE OF 8 KANAL 5 MARLAS OUT OF KHASRA NO. 2650 (5-0), 2659(3-5) AND 2/98 SHARE OF 4 KANAL 18 MARLAS OUT OF KHASRA NO.2651 (4-18) SITUATED AT RAKBA KHANNA, TEHSIL AND DISTRICT LUDHIANA – 141401, PUNJAB AND IS BOUNDED AS UNDER:-**

**NORTH : HOUSE OF HARBIR SINGH SONU 46'-0"**

**SOUTH : HOUSE OF SOHAN LAL 46'-0"**

**EAST : STREET 23'-6"**

**WEST : HOUSE OF LEELARANI LENGTH 23'-6"**

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

**Date : 10.06.2020  
Place : LUDHIANA  
(PUNJAB)**

**SD/-  
AUTHORIZED OFFICER  
INDIABULLS ASSET RECONSTRUCTION CO. LTD.  
TRUSTEE OF INDIABULLS ARC-IV TRUST**