

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.** then Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is”** and **“without any recourse”** basis on **29.06.2020** 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.55,92,224/- (Rupees Fifty Five Lakhs Ninety Two ThousandTwoHundredTwentyFourOnly)** against Loan Account No. **A046XII** (earlier being Loan Account No. **HLAPBOR00308597**), 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 **MRS. ANITA AJIT MAYEKAR AND MR. AJIT ANANT MAYEKAR.**

The Loan Account No. **HLAPBOR00308597** with underlying security (which includes the Secured Asset) has been assigned to Indiabulls Asset Reconstruction Company Ltd., acting in its capacity as Trustee for Indiabulls ARC– XII Trust vide Assignment Deed dated 31.12.2019, registered on 28.01.2020

The Reserve Price for the auction of the said Property is **Rs. 54,50,000/- (Rupees Fifty Four Lakh(s) Fifty Thousand Only)** and the **Earnest Money Deposit will be Rs. 5,45,000/- (Rupees Five Lakh Forty Five 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

THE RESIDENTIAL PREMISES BEARING FLAT NO.III/B/603 BUILT UP AREA ADMEASURING 500 SQ. FT. ON 6TH FLOOR OF THE BUILDING NO. III/B IN SOCIETY KNOWN AS “DAHISAR SHIV DUTT CO-OP HOUSING SOCIETY LTD. SITUATED AT SURVEY NO. 68, HISSA NO. 6 ADMEASURING 2.50 GUNTHAS C.T.S NO/ 1304 ADMEASURING 257.8 SQ. MTRS. SITUATED AT ANAND NAGAR, BEHIND KRISHNA TOWER, VILLAGE DAHISAR EAST, TALUKA BORIVALI, DAHISAR, MUMBAI – 400068 MAHARASHTRA

The said property is bounded as under:

EAST : AS PER TITLE DEED

WEST :AS PER TITLE DEED

NORTH : AS PER TITLE DEED

SOUTH:AS PER TITLE DEED

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

Date : 10.06.2020

Place : MUMBAI

Sd/

Authorized Officer

INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.

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