

**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]**, the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **16.03.2020** 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. 35,01,66,094/- (Rupees Thirty Five Crore One Lakh Sixty Six Thousand Ninety Four Only)** against Loan Account No. **S001VIII-1** (old Loan Account No. **HLAPGRG00340007**), by way of outstanding principal, arrears (including accrued late charges) and interest till **18.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **19.02.2020**, due to the Secured Creditor from **MR. PAVAN KAPOOR, TARUN KAPOOR AND STERLING VEHICLE SALES PVT. LTD.**

The Loan Account No. **HLAPGRG00340007** 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- VIII Trust vide Assignment Deed dt. 29.06.2019, registered on 03.09.2019 before Sub-Registrar, Noida.

The Reserve Price for the auction of the Property is **Rs.30,00,00,000/- (Rupees Thirty Crore Only)** and the Earnest Money Deposit will be **Rs. 3,00,00,000/- (Rupees Three Crore 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 VIII TRUST**”, **AXIS BANK** Account No. **919020048583001**, IFSC: **UTIB0000131, 167, DLF GURGAON (HR) GURGAON 122009** 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]**

**PARTLY BUILT UP INDUSTRIAL PLOT NO.-4 HAVING BUILT UP AREA MEASURING 280.94 SQ. MTRS. AND PLOT AREA BEING 3870 SQ. MTRS. IN BLOCK -D OF THE SECTOR-VIII, PHASE-I, GAUTAMBUDH NAGAR, NOIDA-201301, UTTAR PRADESH AND IS BOUNDED AS UNDER:**

**EAST : PLOT NO.-3, BLOCK-D, SECTOR-VIII, PHASE-I, NOIDA GAUTAMBUDH NAGAR (UP)**  
**WEST : PLOT NO.-5, BLOCK-D, SECTOR-VIII, PHASE-I, NOIDA GAUTAMBUDH NAGAR (UP)**  
**NORTH ; 24.38 METER WIDE ROAD**  
**SOUTH : 18 METER WIDE ROAD**

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](http://www.indiabullssarc.com)

**Date : 18.02.2020****Place : NOIDA (UTTAR PRADESH)****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION CO. LTD.****TRUSTEE OF INDIABULLS ARC-- VIII TRUST**