

**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]**, the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without any recourse" basis on **31.03.2020** 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. 57,94,972/- (Rupees Fifty Seven Lakh(s) Ninety Four Thousand Nine Hundred Seventy Two Only)** against Loan Account No. **S041XII** (old Loan Account No. **HHLEOK00088951**), by way of outstanding principal, arrears (including accrued late charges) and interest till **19.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **20.02.2020**, due to the Secured Creditor from **SHIKHA KUMAR AND MAYA RANI**

The Loan Account No. **HHLEOK00088951** 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-XII Trust vide Assignment Deed dt. **28.01.2020**.

The Reserve Price for the auction of the said Property is **Rs. 43,00,000/- (Rupees Forty Three Lakh(s) Only)** and the Earnest Money Deposit (EMD) is **Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)** i.e. 10% (Ten Percent) 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 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** 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.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**THE RESIDENTIAL PREMISES BEARING UNIT NO.2102, 21ST FLOOR, TOWER G, TYPE 3BHK, HAVING SUPER AREA OF 1775 SQUARE FEET SITUATED AT AMRAPALI PATEL PLATINUM, GH – 001, SECTOR – 119, NOIDA, UTTAR PRADESH-201301**

**THE SAID PROPERTY IS BOUNDED AS UNDER:**

**ON THE SOUTH : AS PER TITLE DEED  
ON THE NORTH : AS PER TITLE DEED  
ON THE EAST : AS PER TITLE DEED  
ON THE WEST : 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](http://www.indiabull sarc.com) AND <https://eauction.npasource.com>.

**Date : 24.02.2020**

**Place : NOIDA**

**Sd/**

**Authorized Officer**

**INDIABULLS ASSET RECONSTRUCTION CO. LTD.**

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