

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 **20.03.2020** 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. 2,09,28,025/- (Rupees Two Crore Nine Lakh(s) Twenty Eight Thousand Twenty Five Only)** against Loan Account No. **S051XII-01** (old Loan Account No. **HLLND00247219**), by way of outstanding principal, arrears (including accrued late charges) and interest till **24.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **25.02.2020**, due to the Secured Creditor from **SOHAN PAL SINGH AND KUSUM KANWAR RATHORE**.

The Loan Account No. **HLLND00247219** 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.1,25,00,000/- (Rupees One Crore Twenty Five Lakh(s) Only)** and the Earnest Money Deposit (EMD) is **Rs. 12,50,000/- (Rupees Twelve Lakh Fifty 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

UNIT NO. T3/1101, 11TH FLOOR, TOWER-T3, SUPER BUILT UP AREA ADMEASURING APPROX. 3,500.00 SQ. FT. (325.16 SQ.MTR.), IN PROJECT SUNWORLD ARISTA, SITUATED AT PLOT NO. GH-1C, SECTOR-168, NOIDA EXPRESS WAY, NOIDA-201301 UTTAR PRADESH ALONG WITH ONE COVERED CAR PARKING. BOUNDED BY :-

**EAST : AS PER TITLE DOCUMENT WEST : AS PER TITLE DOCUMENT
NORTH : AS PER TITLE DOCUMENT SOUTH : AS PER TITLE DOCUMENT**

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 : 24.02.2020

Place : NOIDA (UTTAR PRADESH)

Sd/

Authorized Officer

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

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