

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 **28.02.2020** 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. 69,52,232/- (Rupees Sixty Nine Lakh(s) Fifty Two Thousand Two Hundred Thirty Two Only)** against **Loan Account No. B001OOX-1** (earlier Loan Account No. **HHLSUR00363630**) "**Loan Agreement No. 1**" AND **Rs 43,68,974/- (Rupees Forty Three Lakh(s) Sixty Eight Thousand Nine Hundred Seventy Four Only)** against **Loan Account No. B001OOX-2** (earlier Loan Account No. **HHESUR00363613**) "**Loan Agreement No. 2**"] total amounting to **Rs. ₹1,13,21,206/- (Rupees One Crore Thirteen Lakhs Twenty One Thousand Two Hundred Six Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **06.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **07.02.2020**, due to the Secured Creditor from **RESHMABEN H. JARIWALA ALIAS RESHMABEN HEMISH JARIWALA PROPRIETOR BABA STEEL FABRICATORS, MISHAL HEMISH JARIWALA AND HEMISHBHAI R. JARIWALA ALIAS HEMISH RASIKLAL JARIWALA.**

The Loan Account Nos. **HHLSUR00363630 AND HHESUR00363613**, along with the underlying security which, inter alia, includes the Secured Asset, has been assigned to **Indiabulls Asset Reconstruction Co. Ltd.**, acting in its capacity as the Trustee of **Indiabulls ARC-X Trust** vide Assignment Deed dated **30.09.2019**

The Reserve Price for the auction of the said Property is **Rs. 1,05,00,000/- (Rupees One Crore Five Lakh Only)** and the Earnest Money Deposit (EMD) is **Rs. 10,50,000/- (Rupees Ten Lakh Fifty 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 - X TRUST**", **AXIS BANK** Account No. **919020074959030**, 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.

SCHEDULE A**[DESCRIPTION OF THE PROPERTY]**

THE PREMISES BEARING FLAT NO.D/701 HAVING SUPER BUILTUP AREA ADMEASURING 2695 SQ. FEETS. EQUIVALENT TO 250.37 SQ. MTS. AND AREA AS PER CONSTRUCTION APPROX. 1940.40 SQ. FEETS. i.e. 180.27 SQ. MTS. ON SEVENTH FLOOR IN BUILDING D IN PROJECT KNOWN AS "GALAXY AVENTURA" TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE IN THE LAND INCLUDING UNDIVIDED SHARE OF LAND IN GROUND FLOOR AND INCLUSIVE OF PARKING, PASSAGE, STAIRS, TERRACE AND ALL THE COMMON RIGHTS IN THE LAND REGISTERED AS NON AGRICULTURAL LAND FOR RESIDENTIAL PURPOSE BEARING REVENUE SURVEY NO 491 AND 496, BLOCK NO 466, T.P. SCHEME NO 16 (PAL) OF FP NO.54 SITUATED AT MOUJE GAM PAL (SURAT CITY) SUB DISTRICT, AT DISTRICT SURAT-395009, GUJARAT.

The said property is bounded as under:

EAST : 18 MTS. ROAD.

WEST : F.P. NO.41

NORTH : F.P. NO.112.

SOUTH : F.P. NO.51 AND 53.

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.indiabullsarc.com

Date : 07.02.2020

Sd/

Place : SURAT

AUTHORISED OFFICER

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-X TRUST