

**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 30.03.2020** 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. 20,56,702/- (Rupees Twenty Lakh(s) Fifty Six Thousand Seven Hundred Two Only)** against Loan Account No. **V017XII** (earlier being Loan Account No. **HHLKAL00302070**), by way of outstanding principal, arrears (including accrued late charges) and interest till **14.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **15.02.2020**, due to the Secured Creditor from **VIPUL CHANDULAL SARTAPE ALIAS VIPUL SARTAPE AND NIKITA PRABHAKAR HIRE**

Loan Account No. **HHLKAL00302070** with underlying security [which includes the Secured Asset] has been assigned to Indiabulls Asset Reconstruction Company Limited 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.16,00,000/- (Rupees Sixteen Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 1,60,000/- (Rupees One Lakh Sixty 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**

**FLAT NO. 702, 7TH FLOOR, AREA ADMEASURING 32.86 SQUARE METERS OF CARPET AREA, 8.10 SQUARE METERS OF SUNBREAKER AREA IN THE BUILDING KNOWN AS “K” – WING IN KOHINOOR MAXCITI BEING S.NO. 144, HISSA NO. 3, S.NO. 143, H.NO .6 B, S.NO. 140, H.NO. 3 (PT), S.NO. 140, H.NO. 2, S.NO. 143, H.NO. 4, S.NO. 142, H.NO. 5, TOTAL ADMEASURING ABOUT 16100 SQUARE METERS, SITUATED AT VILLAGE CHIKHLOLI, TALUKA AMBERNATH, DISTRICT THANE – 421501, MAHARASHTRA WITHIN THE LIMITS OF THE AMBERNATH MUNICIPAL COUNCIL, IN REVENUE TEHSIL AMBERNATH AND REVENUE DISTRICT THANE.**

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.indiabullssarc.com](http://www.indiabullssarc.com) AND <https://eauction.npasource.com>.

**Date : 17.02.2020**

**Place : THANE**

**Sd/**

**Authorized Officer**

**INDIABULLS ASSET RECONSTRUCTION CO. LTD.**

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