

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.** then Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is” and “without any recourse”** basis on **20.04.2020** 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 51,51,484/- (Rupees Fifty One Lakh(s) Fifty One Thousand Four Hundred Eighty Four Only)** against **Loan Account No. A039XII-01 (earlier Loan Account No. HHLDCP00210038) “Loan Agreement No. 1” AND Rs 21,53,623/- (Rupees Twenty One Lakh(s) Fifty Three Thousand Six Hundred Twenty Three Only)** against **Loan Account No. A039XII-02 (earlier Loan Account No. HHEDCP00210041) “Loan Agreement No. 2”]** total amounting to **Rs 73,05,107/- (Rupees Seventy Three Lakhs Five Thousand One Hundred Seven Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **11.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **12.03.2020**, due to the Secured Creditor from **MR. ANANTHAN RAMASWAMY ALIAS A. RAMASWAMY and MRS. SHOBA RAMASWAMY.**

The Loan Account Nos. **HHLDCP00210038 AND HHEDCP00210041** 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 dated **31.12.2019**, registered on. **28.01.2020.**

The Reserve Price for the auction of the said Property is **Rs. 50,00,000/- (Rupees Fifty Lakh Only)** and the **Earnest Money Deposit** will be **Rs. 5,00,000/- (Rupees Five Lakh 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

ALL THAT 3 BHK APARTMENT PLUS STUDY ROOM BEARING NO. 303 ON THIRD FLOOR IN TOWER FH – 01 HAVING SUPER AREA OF 2000 SQUARE FEET OR 185.80 SQUARE METERS AND COVERED AREA OF 1536 SQUARE FEET OR 142.69 SQUARE METERS TOGETHER WITH UNDIVIDED COMMON OPEN AREA OF 43.87 SQUARE METERS IN THE PROJECT “GTM FOREST & HILLS”, CONSTRUCTED ON KHASRA NUMBERS 131, 132, 134 TO 142 SITUATED AT HARIDWAR ROAD, VILLAGE MOHKAMPUR KHURD, PARGANA PARWA DOON, DISTRICT DEHRADUN – 248001, UTTRAKHAND WHICH IS BOUNDED AS UNDER

NORTH : OPEN AREA SOUTH : OPEN AREA
EAST : TOWER NO. FH – 02 WEST : APARTMENT NO. 302/FH – 01

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 AND <https://eauction.npasource.com>

Date : 12.03.2020
Place : DEHRADUN

Sd/
Authorized Officer
INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.
Acting in its capacity as Trustee of **Indiabulls ARC – XII Trust**