

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 10,11,331/- (Rupees Ten Lakh(s) Eleven Thousand Three Hundred Thirty One Only)** against Loan Account No. **M002XII-2 (earlier Loan Account No. HLAPMAT00227880) "Loan Agreement No. 1" AND Rs 35,90,417/- (Rupees Thirty Five Lakh(s) Ninety Thousand Four Hundred Seventeen Only)** against Loan Account No. **M002XII-1 (earlier Loan Account No. HLAPMAT00317521) "Loan Agreement No. 2"]** total amounting to **Rs. 46,01,748/- (Rupees Forty Six Lakhs One Thousand Seven Hundred Forty Eight Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **13.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **14.02.2020**, due to the Secured Creditor from **SHUBHAM SINGHAL PROPRIETOR SHUBHAM TRADERS, KISHORE KUMAR AGARWAL ALIAS KISHORE KUMAR SINGHAL AND ANEETA SINGHAL.**

The Loan Account No. **HLAPMAT00227880 AND HLAPMAT00317521** along with underlying security which, inter alia, 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. 21,00,000/- (Rupees Twenty One Lakh Only)** and the **Earnest Money Deposit (EMD)** is **Rs. 2,10,000/- (Rupees Two Lakh Ten 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.

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

COMMERCIAL SHOP NO.14 & 15, GROUND FLOOR (WITHOUT ROOF RIGHT), ADMEASURING 22.89 SQUARE METERS, WITHIN THE MULTI - STOREYED COMPLEX SITUATED AT HEERA MARKET, SETHBARA TILAKDWAR, MATHURA AND BOUNDED AS UNDER:

EAST : PROPERTY OF SMT. SHASHI AND AWADHBIHARI
WEST : GATE OF SHOP AND CORRIDOR 11 FEET WIDE
NORTH : SHOP PRAMOD KUMAR
SOUTH : PROPERTY OF OM PRAKASH VERMA BALI

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indiabullsarc.com AND <https://eauction.npasource.com>.

Date : 20.02.2020
Place : MATHURA
INDIABULLS ASSET RECONSTRUCTION CO. LTD.
 Acting in its capacity as Trustee of **Indiabulls ARC - XII Trust**

Sd/**Authorized Officer**