

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of immovable property(ies)

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(ies) mortgaged/ charged to **Indiabulls Asset Reconstruction Co. Ltd.** [CIN: **U67110MH2006PLC305312**] ("**Secured Creditor**"), the constructive possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "**as is where is**", "**as is what is**", "**whatever there is**" and "**without any recourse**" basis on **30.09.2020** from **02.00 P.M. to 04.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for a total recovery of **Rs. 2,54,35,711/- (Rupees Two Crore Fifty Four Lakh Thirty Five Thousand Seven Hundred Eleven only)** i.e. **Rs. 91,58,228/- (Rupees Ninety One Lakh Fifty Eight Thousand Two Hundred Twenty Eight only)** and **Rs. 1,62,77,483/- (Rupees One Crore Sixty Two Lakh Seventy Seven Thousand Four Hundred Eighty Three only)** towards Loan Account Nos. **R006OOX-3** and **R006OOX-4** ("**new Loan Accounts**") respectively [earlier being Loan Account Nos. **HHLDCP00191509** and **HHEDCP00191517** ("**old Loan Accounts**")], by way of outstanding principal, arrears (including accrued late charges) and interest till **25.08.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.08.2020** along with legal expenses and other charges due to the Secured Creditor from **RISHI KAPOOR** and **GITANJALI KAPOOR** with **SATVINDER KAUR** (**GUARANTOR**).

The old Loan Accounts along with its underlying security(ies), including the immovable property(ies), had been assigned to and in favour of the Secured Creditor, acting in its capacity as Trustee for **Indiabulls ARC-X Trust**, vide Assignment Agreement dated **30.09.2019**

The Reserve Price of the immovable Property will be **Rs. 2,28,00,000/- (Rupees Two Crore Twenty Eight Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 22,80,000/- (Rupees Twenty Two Lakh Eighty Thousand only)** i.e. equivalent to 10% of the Reserve Price. The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of **INDIABULLS ARC-X TRUST**, Account No. **919020074959030** with **Axis Bank Ltd.** (IFSC: **UTIB0000131**), having its branch at **G. L. 5, 6, 7 and 8, Ground Floor, Cross Point, Phase IV, D.L.F. Qutab Enclave Complex, Gurugram – 122009 (Haryana)** before submitting the tender in order to participate in the online public auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF ENTIRE SECOND FLOOR (COVERED/ PLINTH AREA OF 188.1 SQ. MTR. APPROX.) (CONSISTING OF FOUR BEDROOMS WITH ATTACHED BATHROOMS, DRAWING/ DINING, TWO CANOPY/ BALCONY, ONE LOBBY AND KITCHEN ALONG WITH ONE SERVANT QUARTER WITH TOILET IN THE STAIRS OF SECOND FLOOR), ON THE FREEHOLD RESIDENTIAL PROPERTY BEARING NO. B-125 (ADMEASURING 250.8 SQ. MTR. I.E. 300 SQ. YD.), WITH PROPORTIONATE, UNDIVIDED, INDIVISIBLE AND IMPARTIBLE OWNERSHIP RIGHTS IN THE LAND UNDERNEATH EQUIVALENT TO 50.14 SQ. MTR., AT KALKAJI, NEW DELHI – 110019, (DELHI)

BOUNDED ON:**NORTH BY :ROAD****SOUTH BY :PLOT NO. B-124****EAST BY : SERVICE LANE****WEST BY :ROAD**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabull sarc.com and www.auctions.magicbricks.com

Sd/**Authorized Officer****Date : 27.08.2020****INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.****Place : NEW DELHI****TRUSTEE OF INDIABULLS ARC-X TRUST**