

“APPENDIX-IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for sale of immovable asset(s) 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 **27.07.2020** 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. 26,45,140/- (Rupees Twenty Six Lakh Forty Five Thousand One Hundred Forty only)** i.e. **Rs. 17,85,911/- (Rupees Seventeen Lakh Eighty Five Thousand Nine Hundred Eleven only)** and **Rs. 8,59,229/- (Rupees Eight Lakh Fifty Nine Thousand Two Hundred Twenty Nine only)** towards Loan Account Nos. **S064XII-1 and S064XII-2 (“new Loan Accounts”)** [earlier being Loan Account Nos. **HHLART00312971 and HHLART00480527 (“old Loan Accounts”)**] respectively, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.06.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.06.2020** along with legal expenses and other charges due to the Secured Creditor from **SUKHDEV SINGH, MALKEET KAUR, J. S. CLINIC and JAGTAR SINGH.**

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-XII Trust, vide Assignment Agreement dated 31.12.2019.

The Reserve Price of the immovable Property will be **Rs. 17,00,000/- (Rupees Seventeen Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 1,70,000/- (Rupees One Lakh Seventy 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 in favour of and to the credit **INDIABULLS ARC-XII TRUST, Account No. 919020097236431 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 PRIVATE PLOT NO. 111-A (MEASURING 100 SQ. YD.), BEARING KHASRA NOS. 4//21/1, 4//27, 5//25/2, 5/2, 7/1, 8/1, 8//4/2, 8//5/1, 9//1, 9//34 MIN, 9//36, 9//38 MIN, 10/2, 11/1, 19, 20 AND 22, KHATA NO. 9, KHATAUNI NOS. 56 TO 60, WASIKA NO. 7649 DATED 23.12.2016, AT BHARARIWAL, URBAN ABADI ANAND VIHAR, PHASE II, CHABBAL ROAD, AMRITSAR – 143001 (PUNJAB).

BOUNDED ON:

NORTH BY : PLOT NO. 110-A
SOUTH BY : PLOT NO. 112-A
EAST BY : PLOT NO. 111
WEST BY : 45 FT. WIDE PASSAGE

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.indiabullssarc.com.

**SD/-
AUTHORIZED OFFICER**

**Date : 18.06.2020
Place : AMRITSAR**

**INDIABULLS ASSET RECONSTRUCTION CO. LTD.
TRUSTEE OF INDIABULLS ARC-IV TRUST**