

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(ies) mortgaged/ charged to Indiabulls Asset Reconstruction Co. Ltd. [CIN: **U67110MH2006PLC305312**] ("**Secured Creditor**"), the physical 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 **31.07.2020** 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 recovery of **Rs. 1,33,71,525/- (Rupees One Crore Thirty Three Lakh Seventy One Thousand Five Hundred Twenty Five only)** towards Loan Account No. **D001OOV** ("**new Loan Account**") [earlier being Loan Account No. **HLLABHP00327982** ("**old Loan Account**")] by way of outstanding principal, arrears (including accrued late charges) and interest till **09.07.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.07.2020** along with legal expenses and other charges due to the Secured Creditor from **DYNAMIC GARRAGE AND CARRIERS BHOPAL PVT. LTD., JYOTI PALI, SUSHIL KUMAR PALI, ANUBALA PALI @ ANU ANIL PALI (CO-BORROWER AS WELL AS WIFE/ LEGAL HEIR OF LATE ANIL KUMAR PALI), PUSHPA PALI (MOTHER/ LEGAL HEIR OF LATE ANIL KUMAR PALI), AKUL ANIL PALI (SON/ LEGAL HEIR OF LATE ANIL KUMAR PALI) and ABHAV ANIL PALI (MINOR SON/ LEGAL HEIR OF LATE ANIL KUMAR PALI).**

The old Loan Account 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-V Trust**, vide Assignment Agreement dated **31.12.2018**

The Reserve Price of the immovable Property(ies) will be **Rs. 4,25,00,000/- (Rupees Four Crore Twenty Five Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 42,50,000/- (Rupees Forty Two Lakh Fifty 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-V TRUST**, Account No. **918020041497506** with Axis Bank Ltd. (IFSC: **UTIB0000653**), having its branch at **Ground Floor, 167, Ready Money Terrace, Dr. Annie Besant Road, Worli Naka, Worli, Mumbai - 400018 (Maharashtra)** 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 OPEN UNDEVELOPED LAND BEARING KHASRA NO. 435/2/1 (KHA) (MEASURING 0.36 ACRE), PATWARI HALKA NO. 42, RAJASVA NIRIKSHAK MANDAL 4, VIL. BAWADIA KALAN, HOSHANGABAD ROAD, VIKAS KHAND FANDA, TEH. HUZUR, BHOPAL – 462001 (MADHYA PRADESH).

BOUNDED ON:**NORTH BY :REMAINING PART OF SELLER'S LAND****SOUTH BY :REMAINING PART OF SELLER'S LAND****EAST BY :PASTARIYAJI'S LAND****WEST BY :HOSHANGABAD ROAD**

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.indiabullsarc.com.

Date :11.07.2020**Place :BHOPAL****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION CO.LTD****TRUSTEES OF INDIABULLS ARC-V TRUST**