

**“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 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 **29.12.2020** 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.70,54,159/- (Rupees Seventy Lakh Fifty Four Thousand One Hundred Fifty Nine only)** towards **Loan Account No. M002OIV** [earlier being **Loan Account No. HHLBAN00152737** (“old Loan Account”)] by way of outstanding principal, arrears (including accrued late charges) and interest till **01.12.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **02.12.2020** along with legal expenses and other charges due to the Secured Creditor from **M. HEERALAL JAIN and ANITHA RANKA**.

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-IV Trust, vide Assignment Agreement dated 31.12.2018.

The Reserve Price of the immovable Property(ies) will be **Rs. 81,00,000/- ((Rupees Eighty One Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 8,10,000/- (Rupees Eight Lakh Ten 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-IV TRUST, Account No. 918020025174137 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 CONVERTED RESIDENTIAL SOUTHERN PORTION OF SITE NO. 23, S.K.C. WHITE MEADOWS, KHATA NO. 4975/3660/169/1/169/4/23, FORMED OUT OF SY. NO. 169/1, WITHIN THE JURISDICTION OF B.B.M.P., VIL. KENGERI, HOBLI KENGERI, TAL. BENGALURU SOUTH, BENGALURU – 560098 (KARNATAKA).**

**MEASUREMENT:**

**NORTH TO SOUTH :** EASTERN SIDE – 54 FT.  
WESTERN SIDE – 92 FT.  
**EAST TO WEST :** NORTHERN SIDE – 50 FT.  
SOUTHERN SIDE – 63 FT.

**TOTAL MEASUREMENT :4,124.50 SQ. FT.**

**BOUNDED ON:**

**NORTH BY :** REMAINING PORTION OF THE SAME SITE  
**SOUTH BY :** PRIVATE PROPERTY  
**EAST BY :** SITE NO. 22  
**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.indiabullsarc.com](http://www.indiabullsarc.com) and use [www.auctionfocus.in](http://www.auctionfocus.in)

**SD/-  
AUTHORIZED OFFICER**

**Date : 04.12.2020  
Place : BENGALURU**

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