

"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 **14.12.2020** 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. 29,32,217/- (Rupees Twenty Nine Lakh Thirty Two Thousand Two Hundred Seventeen only)** towards **Loan Account No. K001OXVI** [earlier being **Loan Account No. HHLBGM00215001** ("old Loan Account")] by way of outstanding principal, arrears (including accrued late charges) and interest till **04.11.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.11.2020** along with legal expenses and other charges due to the Secured Creditor from **K. NARAYAN MURTHY @ KOMRA NARAYAN MURTHY and SHOBHARANI MAILAPILLI @ MYLIPILLISHOBARANI**.

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-XVI Trust, vide Assignment Agreement dated 30.09.2020.

The Reserve Price of the immovable Property will be **Rs. 24,00,000/- (Rupees Twenty Four Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,40,000/- (Rupees Two Lakh Forty 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-XVI TRUST, Account No. 920020066507362** 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 RESIDENTIAL FLAT NO. 9 (SUPER BUILT UP AREA OF 1,021 SQ. FT. APPROX.) (TWO BEDROOMS, LIVING, DINING, KITCHEN, TWO TOILETS AND ONE BALCONY) (WITH ONE COVERED CAR PARKING IN THE STILT FLOOR), ON GROUND FLOOR, OF BUILDING CALLED "BRINDAVAN", ON RESIDENTIAL SITE NO. 30 (MEASURING 128 FT. FROM NORTH TO SOUTH AND 92.9 FT. FROM EAST TO WEST; WITH PROPORTIONATE 248 SQ. FT. UNDIVIDED SHARE, RIGHT, TITLE AND INTEREST), KATHA NO. 206/30, IN LAYOUT CALLED "TRINITY HOMESTEAD", FORMED IN CONVERTED LAND BEARING SY. NOS. 37/1B, 37/1C, 39/2, 40, 45, 46, 49/1, 49/2, 49/3, 49/4, 50/1 AND 50/3, OF VIL. SOMPURA, UNDER YEMARE VILLAGE PANCHAYAT, SARJAPURA HOBLI, TAL. ANEKAL, BENGALURU – 562125 (KARNATAKA).

PLOT BOUNDED ON:

NORTH BY : ROAD
SOUTH BY : PRIVATE PROPERTY
EAST BY : PLOT NO. 29
WEST BY : PLOT NO. 31

FLAT BOUNDED ON:

NORTH BY : OPEN TO SKY
SOUTH BY : FLAT NO. 8
EAST BY : CORRIDOR
WEST BY : OPEN TO SKY

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullssarc.com and www.auctionfocus.in.

s/d

AUTHORISED OFFICER

Date : 09.11.2020

Place : BENGALURU

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-XVI TRUST