

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 **29.09.2020** 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. 95,88,777/- (Rupees Ninety Five Lakh Eighty Eight Thousand Seven Hundred Seventy Seven only)** towards Loan Account Nos.**A008OIV** [earlier being Loan Account Nos. **HLAPLAJ00263102** ("**old Loan Accounts**")] respectively, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.09.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.09.2020** along with legal expenses and other charges due to the Secured Creditor from **ASHOKAGGARWAL, SURBHIAGARWAL, VIBHANSHU AGARWAL, OURANOS FOODS AND BEVERAGES PVT. LTD. (THROUGH ITS DIRECTORS) and PRAKANSH AGARWAL.**

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-IV Trust, vide Assignment Agreement dated **31.12.2018**

The Reserve Price of the immovable Property will be **Rs. 85,00,000/- (Rupees Eighty Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 8,50,000/- (Rupees Eight 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 in favour of and to the credit **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 FLAT NO. F-1 (SUPER H.I.G. TYPE) (SUPER COVERED AREA 2,000 SQ. FT. APPROX. I.E. 185.79 SQ. MTR.), FIRST FLOOR, IN "AMAN HERITAGE", BEARING RESIDENTIAL PLOT NO. 3/67 (ADMEASURING 297.68 SQ. MTR.) (WITH PROPORTIONATE SHARE IN LAND EQUALLY DIVIDED ON THE BASIS OF AREA OF FLAT), BLOCK NO. 3, SECTOR 2, RAJENDER NAGAR (T.H.A.), WARD NO. 75/389, PARGANA LONI, UNDER REGISTRATION OF TEH. AND DIST. GHAZIABAD – 201005 (UTTAR PRADESH).

BOUNDED ON:**NORTH BY :PLOT NO. 66****SOUTH BY :PLOT NO. 68****EAST BY : BALCONY AND 30 FT. WIDE ROAD****WEST BY : PLOT NOS. 80 AND 81**

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 and www.eauction.npasource.com.

Date : 10-09-2020**Place : GHAZIABAD****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.****TRUSTEE OF INDIABULLS ARC-IV TRUST**