

"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 **30.09.2020** 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 recovery of **Rs. 19,32,169/- (Rupees Nineteen Lakh Thirty Two Thousand One Hundred Sixty Nine only)** towards **Loan Account No. J008XII** [earlier being **Loan Account No. HHLLUD00194665** ("old Loan Account")] 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 **JATINDER GULERIA and BANITA GULERIA**.

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-XII Trust, vide Assignment Agreement dated 31.12.2019.

The Reserve Price of the immovable Property(ies) will be **Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,95,000/- (Rupees One Lakh Ninety Five 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-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

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF HOUSE NO. 1035 (MEASURING 117 SQ. YD.), IN ABADI CALLED "PREMIER COMPLEX", IN KHASRA NOS. 461/1/2, 2, 3, 461/5 AND 461/4, KHATA NOS. 205/237, 207/239 AND 206/238, H. B. NO. 238, AT VIL. BHOLAPUR, TEH. AND DIST. LUDHIANA – 141014 (PUNJAB).

PLOT BOUNDED ON:

NORTH BY : NEIGHBOUR

SOUTH BY : NEIGHBOUR

EAST BY : 21" WIDE STREET

WEST BY : NEIGHBOUR

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 use www.eauction.npasource.com.

**Sd/-
Authorized officer**

**Date : 10-09-2020
Place : LUDHIANA**

**Indiabulls Asset Reconstruction Company Limited
TRUSTEE OF INDIABULLS ARC-XII TRUST**