

"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 **04.01.2021** 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. 29,16,68,774/- (Rupees Twenty Nine Crore Sixteen Lakhs Sixty Eight Thousand Seven Hundred Seventy Four only)** i.e. **Rs. 25,53,61,401/- (Rupees Twenty Five Crores Fifty Three Lakhs Sixty One Thousand Four Hundred One Only)** and **Rs. 3,63,07,373/- (Rupees Three Crores Sixty Three Lakhs Seven Thousand Three Hundred Seventy Three Only)** towards **Loan Account No. S00100X-01 and S00100X-02** [earlier being **Loan Account Nos. HLAPLUD00205195 and HLAPLUD00336596** ("old Loan Accounts")] by way of outstanding principal, arrears (including accrued late charges) and interest till **19.11.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.11.2020** along with legal expenses and other charges due to the Secured Creditor from **SV EXPORTS (PARTNERSHIP FIRM) THROUGH ITS PARTNERS, ARUNA KANSAL, SUMIT GUPTA, VANEET KANSAL and RAKESH KANSAL.**

The old Loan Accounts along with their 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-X Trust, vide Assignment Agreement dated 30.09.2019.

The Reserve Price of the immovable Property will be **Rs. 26,50,00,000 (Rupees Twenty Six Crore Fifty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,65,00,000 (Rupees Two Crore Sixty Five Lakh 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-X TRUST, Account No. 919020074959030 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

KOTHI NO. B-XIII-408 (OLD) AND BEARING M.C. NO. B-XIX-109 (NEW), PROPERTY MEASURING 2048 SQ. YARDS, COMPRISED IN KHASRA NO. 1526/463, 1218/666/532/461 KHATTA NO. 134/148-137/151 AS PER JAMABANDI FOR THE YEAR 2008-2009 SITUATED AT VILLAGE TARAF GEHELEWAL, HADBAST NO. 166, ABADDI KNOWN AS CIVIL LINES, AMERSON ROAD, TEHSIL & DISTRICT LUDHIANA AND BOUNDED AS UNDER:

EAST : MALL ROAD
WEST : KRISHAN RAM SAROVAR
NORTH : PLOT
SOUTH : SURYAKIRAN BUILDING

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.auctionfocus.in

Sd/-

Authorized officer

Date : 29,11,2020
Place : LUDHIANA

Indiabulls Asset Reconstruction Company Limited
TRUSTEE OF INDIABULLS ARC-XTRUST