

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 **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 **31.12.2020** 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. 1,91,46,530/- (Rupees One Crore Ninety One Lakh, Forty Six Thousand Five Hundred Thirty only)** towards Loan Account No. **S0330OX** [earlier being Loan Account No. **HHLROH00371240** ("**old Loan Account**")], by way of outstanding principal, arrears (including accrued late charges) and interest till **07.12.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.12.2020** along with legal expenses and other charges due to the Secured Creditor from **SUDHIR PAL SINGH @ SUDHIR PAL, SUNNY, PIONEER NURSERY (THROUGH ITS PROPRIETOR), STAR IRRIGATION SYSTEM AND EQUIPMENT (THROUGH ITS PROPRIETOR) and CREATIVE AGRITECH (THROUGH ITS PROPRIETOR) with SHIVAM SHARMA (GUARANTOR).**

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-X Trust**, vide Assignment Agreement dated **30.09.2019**.

The Reserve Price of the immovable Property will be **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 11,00,000/- (Rupees Eleven 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 to the credit and in favour of **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(IES)

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF PLOT BEARING MUNICIPAL CORPORATION PROPERTY ID NO. 16C3U263 (MEASURING 900 SQ. YDS.), SITUATED IN "KABIR COLONY/ PEER COLONY", BEARING KHEWAT NO. 1654 (OLD KHEWAT NO. 1472), KHATAUNI NOS. 2232 AND 2233 (OLD KHATAUNI NOS. 2136 AND 2137), KHASRA NOS. 6795 MIN (2-17) AND 6795 (1-13) (ADMEASURING 4 BIGHA 10 BISWA), ROHTAK – 124001 (HARYANA).

BOUNDED ON:**NORTH BY :PROPERTY OF VIKAS AND MADI SYED (79 FT. + 61 FT.)****SOUTH BY :LAND OF DARSHAN SINGH (145 FT.)****EAST BY : 12 FT. WIDE ROAD (61 FT.)****WEST BY : MAIN JIND ROAD AND MADI SYED (52 FT. + 8 FT.)**

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/**Date : 08.12.2020****Authorized Officer****Place : ROHTAK INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.****TRUSTEE OF INDIABULLS ARC-X TRUST**