

**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 **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 recovery of **Rs. 19,83,590/- (Rupees Nineteen Lakh Eighty Three Thousand Five Hundred Ninety only)** towards Loan Account No. **V005XII** [earlier being Loan Account No. **HHLTHN00271519 ("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 **VIJAYA SUNIL HELEKAR and SUNIL SHANKAR HELEKAR.**

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 will be **Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand only)** i.e. equivalent to 10% of the Reserve Price. The EMD shall be paid by DD/ RTGS/ NEFT/ Cheque 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(IES)**

**ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF RESIDENTIAL FLAT NO. 701 (CARPET AREA OF 464 SQ. FT.), ON SEVENTH FLOOR, IN THE BUILDING CALLED "GARNET" (I WING), IN PROJECT CALLED "JEWEL ARISTA", ON LAND BEARING SY. NOS. 25/1A, 25/1B, 25/2 AND 67/3A, WITHIN THE LIMITS OF KULGAON BADLAPUR MUNICIPAL CORPORATION, AT VIL. SONIVALI, TAL. AMBARNATH, DIST. THANE – 421503 (MAHARASHTRA).**

**PLOT BOUNDED ON:**

**NORTH BY :OPEN LAND BEARING GUT NO. 67/1B BELONGING TO RAJESH GAVAT AND ORS.**

**SOUTH BY :OPEN LAND BEARING GUT NO. 26/1 BELONGING TO BHALERAO FAMILY**

**EAST BY : OPEN LAND BEARING GUT NO. 26/1**

**WEST BY : 24 MTR. WIDE D. P. (MAIN) ROAD**

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](http://www.indiabullsarc.com) and use [www.eauction.npasource.com](http://www.eauction.npasource.com).

**Authorized Officer**

**Date : 10.09.2020 INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.**

**Place : THANE TRUSTEE OF INDIABULLS ARC-XII TRUST**