

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 **25.06.2020** 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. 2,80,95,178/- (Rupees Two Crore Eighty Lakh Ninety Five Thousand One Hundred Seventy Eight only)** towards Loan Account No.**A001XII** ("**new Loan Account**") [earlier being Loan Account No. **HHLHIS00287670**] ("**old Loan Account**")] by way of outstanding principal, arrears (including accrued late charges) and interest till **29.05.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **30.05.2020** along with legal expenses and other charges due to the Secured Creditor from **AASTHA ELECTRICALS (THROUGH ITS SOLE PROPRIETOR), KAMAL KUMAR MITTAL, SUNITA, ASHOK KUMAR, SUNITA, RAJ KUMAR MITTAL, MINAXI AND SHANTI DEVI ALONG WITH VIDAWATI (GUARANTOR), MUKESH RANI (GUARANTOR) AND SUMAN (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-XII Trust**, vide Assignment Agreement dated **31.12.2019** registered on **28.01.2020**.

The Reserve Price of the immovable Property will be **Rs. 1,94,00,000/- (Rupees One Crore Ninety Four Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 19,40,000/- (Rupees Nineteen Lakh Forty 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 and to the credit 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 online to participate in the E-Auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid with the Tender Document to participate in the E-Auction) immediately, i.e. either on the same day or not later than the next working day and the remaining balance of 75% of the Sale Price shall be paid within 15 days from the date of confirmation of sale of the immovable property, both in to the credit of the account details of the Secured Creditor provided above.

DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF TWO STORIED HOUSE ON PLOT NO. 1199 (MEASURING 810 SQ. MTR. I.E. 970 SQ. YD.), BLOCK A, SECTOR 10, URBAN ESTATE, JIND – 126102 (HARYANA).

NORTH BY : ROAD SOUTH BY :PLOT NO. 1157
EAST BY : PLOT NO. 1200 WEST BY :PLOT NO. 1198

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and www.indiabullsarc.com.

Sd/

Date : 30.05.2020 **Authorized Officer**
Place : JIND **INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.**
TRUSTEE OF INDIABULLS ARC-XII TRUST