

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 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 **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 a total recovery of **Rs. 48,44,058/- (Rupees Forty Eight Lakh Forty Four Thousand Fifty Eight only)** i.e. **Rs. 10,60,851/- (Rupees Ten Lakh Sixty Thousand Eight Hundred Fifty One only)** and **Rs. 37,83,207/- (Rupees Thirty Seven Lakh Eighty Three Thousand Two Hundred Seven only)** towards Loan Account Nos. **M002XII-1** and **M002XII-2** ("**new Loan Accounts**") [earlier being Loan Account Nos. **HLAPMAT00227880** and **HLAPMAT00317521** ("**old Loan Accounts**")] respectively, 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 **SHUBHAM TRADERS (THROUGH ITS PROPRIETOR), SHUBHAM SINGHAL, KISHORE KUMAR AGARWAL @ KISHORE KUMAR SINGHAL AND ANEETA SINGHAL.** The old Loan Accounts 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. 18,50,000/- (Rupees Eighteen Lakh Fifty Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 1,85,000/- (Rupees One Lakh Eighty 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 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 COMMERCIAL SHOP NOS. 14 AND 15 (MEASURING 22.89 SQ. MTR.), ON GROUND FLOOR (WITHOUT ROOF RIGHTS), IN COMPLEX CALLED "HEERA MARKET", SETH BADA TILAK DWAR, MATHURA – 281001 (UTTAR PRADESH).

BOUNDED ON:

NORTH BY : SHOP OF PRAMOD KUMAR
SOUTH BY : PROPERTY OF OM PRAKASH BALI
EAST BY : PROPERTY OF SHASHI AND AWADHBIHARI
WEST BY : GATE OF SHOP AND 11 FT. WIDE CORRIDOR

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.indiabullssarc.com

Date : **30.05.2020**Place : **MATHURA**

Sd/

Authorized Officer

INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.**TRUSTEE OF INDIABULLS ARC-XII TRUST**