

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 **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 **03.03.2021** 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. 14,79,205 /- (Rupees Fourteen Lakh Seventy Nine Thousand Two Hundred Five only)** towards Loan Account No. **B019XII** [earlier being Loan Account No. **HHLNOD00271554** ("**old Loan Account**")], by way of outstanding principal, arrears (including accrued late charges) and interest till **20.01.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **21.01.2021** along with legal expenses and other charges due to the Secured Creditor from **MR. BRIJESH SINGH, MRS. NEETU SINGH and MR. RAJESH SINGH.**

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. 8,50,000/- (Rupees Eight Lakh Fifty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 85,000/- (Rupees 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 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)

FLAT NO. SF – 4 (L.I.G), LEFT HAND BACK SIDE, WITH ROOF RIGHTS HAVING TOTAL AND COVERED AREA 400 SQUARE FEET EQUIVALENT TO 37.16 SQUARE METERS ON 2ND FLOOR IN D.L.F ANKUR VIHAR SITUATED ON PLOT NO. B – 5/12 (PLOT AREA ADMEASURING 168 SQUARE METERS), HADBAST GRAM LONI, PARGANA AND TEHSIL LONI, DISTRICT GHAZIABAD – 201010, UTTAR PRADESH.

FLAT NO. SF – 4 (L.I.G) IS BOUNDED AS FOLLOWS:

EAST : PARK

WEST : COMMON PASSAGE AND STAIRS

NORTH : OTHER'S LAND

SOUTH : FLAT NO. SF – 3 (L.I.G)

PLOT NO. B – 5/12 IS BOUNDED AS FOLLOWS:

EAST : PARK

WEST : ROAD B-5, 9 METERS WIDE

NORTH : OTHER'S LAND

SOUTH : PLOT NO. B – 5/13

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 use www.auctionfocus.in.

Authorized Officer

Date : 22.01.2021 INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.

Place : GHAZIABAD TRUSTEE OF INDIABULLS ARC-XII TRUST