

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 **16.03.2021** 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. 68,42,364/- (Rupees Sixty Eight Lakh Forty Two Thousand Three Hundred Sixty Four only)** i.e. **Rs. 35,56,014/- (Rupees Thirty Five Lakh Fifty Six Thousand and Fourteen only)** towards Loan Account No. **N014XII-01** (earlier being Loan Account No. **HHLIND00079333**) and **Rs. 32,86,350/- (Rupees Thirty Two Lakh Eighty Six Thousand Three Hundred Fifty only)** pending towards Loan Account No. **N014XII-02** [earlier being Loan Account No. **HHEIND00079338**], by way of outstanding principal, arrears (including accrued late charges) and interest till **09.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.02.2021** along with legal expenses and other charges due to the Secured Creditor from **MR./MRS. NIKHIL GUPTA, MR./MRS. KAMAL KISHORE GUPTA and MR./MRS SAKSHI MITTAL (GUPTA).**

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(ies) will be **Rs.32,00,000/- (Rupees Thirty Two Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 3,20,000/- (Rupees Three Lakh Twenty 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 **DLF GURGAON (HR) Ground FLR, GL 005, 006, 007,008, Cross Point, Phase-IV, DLF 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. 304, THIRD FLOOR, KING TOWER, AT LAND BEARING SURVEY NO.51/1 (PART) [KHANDELWAL NAGAR], VILLAGE CHITAWAD, TEHSIL & DIST. INDORE (MP). THE PROPERTY IS BOUNDED AS UNDER.

EAST : As Per Title Document**WEST : As Per Title Document****NORTH : As Per Title Document****SOUTH : As Per Title Document**

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.

Date : 09.02.2021**Place : INDORE****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.****TRUSTEE OF INDIABULLS ARC-XII TRUST**