

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) and Rule 9(1) 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 **30.06.2022** 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. 30,07,413/- (Rupees Thirty Lakh Seven Thousand Four Hundred Thirteen only)** pending towards Loan Account No. **S077OXXIII-02** [earlier being Loan Account No. **HHLJAI00216924**] ("**Old Loan Account**"), by way of outstanding principal, arrears (including accrued late charges) and interest till **10.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.06.2022** along with legal expenses and other charges due to the Secured Creditor from **MR. SHARWAN KUMAR TAILOR and MS. ANJU with MR. RAVI KOOLWAL (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-XXIII Trust**, vide Assignment Agreement dated **31.12.2021**.

The Reserve Price of the immovable Property(ies) will be **Rs. 15,50,000/- (Rupees Fifteen Lakh Fifty Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 1,55,000/- (Rupees One Lakh Fifty 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-XXIII**, Account No. **000405132723** with ICICI Bank Ltd. (IFSC: **ICIC0000004**), having its branch at **215, Free Press House, Free Press Journal Marg, Nariman Point, Mumbai- 400021 (Maharashtra)**, 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)

RESIDENTIAL FLAT BEARING NO. S-2 (WITHOUT ROOF RIGHTS) HAVING BUILT – UP AREA 800 SQUARE FEET EQUIVALENT TO 74.32 SQUARE METERS ON SECOND FLOOR IN THE RESIDENTIAL COMPLEX KNOWN AS "MAA RESIDENCY" CONSTRUCTED UPON PLOT NO. 58 (OLD NO. 129), SCHEME NO. 25, SHIV NAGAR – II, MURLIPURA, SIKAR ROAD, JAIPUR – 302013, RAJASTHAN.

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 www.auctionfocus.in.

Date : 10.06.2022**Place : JAIPUR****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION CO. LTD.****TRUSTEE OF INDIABULLS ARC- XXIII TRUST**