

"APPENDIX-IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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 **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 **26.2.2021** 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. 12,37,94,752/- (Rupees Twelve Crore Thirty Seven Lakh Ninety Four Thousand Seven Hundred Fifty Two Only)** i.e. **Rs. 8,40,89,850/- (Rupees Eight Crore Forty Lakh Eighty Nine Thousand Eight Hundred Fifty only)** pending towards **Loan Account No. M0090OX-1** [earlier Loan Account being **HHEKLM00313395**] and **Rs. 3,97,04,902/- (Rupees Three Crore Ninety Seven Lakh Four Thousand Nine Hundred Two only)** pending towards **Loan Account No. M0090OX-4** [earlier Loan Account being **HHLKLM00310690**], by way of outstanding principal, arrears (including accrued late charges) and interest till **04.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.02.2021** along with legal expenses and other charges due to the Secured Creditor from **BKM INDUSTRIES LTD. (FORMERLY KNOWN MANAKSIA INDUSTRIES LIMITED), JIWANJYOTI VANIJYA PRIVATE LIMITED, BASANT KUMAR AGRAWAL, ADITYA B MANAKSIA and NAVNEET MANAKSIA.**

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-X Trust**, vide Assignment Agreement dated 30.09.2019..

The Reserve Price of the immovable Property(ies) will be **Rs. 11,00,00,000/-(Rupees Eleven Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh 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-X TRUST, Account No. 919020074959030** 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)

ALL THAT PIECE AND PARCEL OF DUPLEX RESIDENTIAL FLAT NO.-3 COMPRISING OF ENTIRE GROUND FLOOR AND ENTIRE FIRST FLOOR WITH BUILT-UP AREA OF 4986 SQ. FT. (MUTUALLY ACCEPTED BY THE PARTIES TO BE EQUIVALENT TO SUPER BUILT-UP AREA OF 7099 SQ. FT.) EXCLUDING THE INTERNAL FLAT FINISHING BUT INCLUDING THE RIGHTS AND PROPERTIES APPURTENANTS THERETO, BEING LOWER FLAT UNIT NAMED "PRIMROSE" IN THE PROJECT NAMED "KAANAN" AT PREMISES NO.-16, BELVEDERE ROAD, PS-ALIPORE, WARD NO-74, KOLKATA-700027, WEST BENGAL ALONG WITH FOUR COVERED CAR PARKING SPACE NOS. 7,8,30 AND 31 IN THE BASEMENT OF THE BUILDING,

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 : 05.02.2021
Place : KOLKATA

SD/-
AUTHORIZED OFFICER
INDIABULLS ASSET RECONSTRUCTION CO. LTD.
TRUSTEE OF INDIABULLS ARC-X TRUST