

**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 **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 **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. 24,65,17,690/- (Rupees Twenty Four Crore Sixty Five Lakh Seventeen Thousand Six Hundred Ninety only)** i.e. **Rs. 1,49,19,572/- (Rupees One Crore Forty Nine Lakh Nineteen Thousand Five Hundred Seventy Two only)** pending towards Loan Account No. **W001OXXVI-1** [old Loan Account No. **HLLAKOL00503612**]; **Rs. 17,94,21,984/- (Rupees Seventeen Crore Ninety Four Lakh Twenty One Thousand Nine Hundred Eighty Four only)** pending towards Loan Account No. **W001OXXVI-2** [old Loan Account No. **HLLAKLM00307988**]; **Rs. 3,06,52,524/- (Rupees Three Crore Six Lakh Fifty Two Thousand Five Hundred Twenty Four only)** pending towards Loan Account No. **W001OXXVI-3** [old Loan Account No. **HLLAKOL00496799**]; and **Rs. 2,15,23,610/- (Rupees Two Crore Fifteen Lakh Twenty Three Thousand Six Hundred Ten only)** pending towards Loan Account No. **W001OXXVI-4** [old Loan Account No. **HLLAKLM00443995**], by way of outstanding principal, arrears (including accrued late charges) and interest till **23.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.05.2022** along with legal expenses and other charges due to the Secured Creditor from **WIZARD E-MARKETING PVT. LTD., SNEHA BANTHIA, WIZARD ENTERPRISES PVT. LTD., SIDHARTH BANTHIA and YOGESH DASSANI.**

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-XXVI Trust**, vide Assignment Agreement dated **23.03.2022**.

The Reserve Price for the mortgaged Property(ies) will be **Rs. 23,00,00,000/- (Rupees Twenty Three Crore only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh only)**. 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-XXVI TRUST**, Account No. **015105019535** with ICICI Bank Ltd. (IFSC: **ICIC0000151**), having its branch at **GROUND FLOOR, ARTI, SHIVAJI CHOWK, SECTOR-2, VASHI, NAVI MUMBAI- 400703 (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)**

**ALL THAT LAND MEASURING ABOUT 9 COTTAHS, 1 CHITTACK AND 12 SQ. FT. ALONG BASEMENT + G+6 STORIED MEASURING ABOUT 19,864 SQ. FT.(COVERED AREA) STANDING THEREON LYING AND SITUATED AT MUNICIPAL PREMISES NO.9/1/1, TOPSIA ROAD (SOUTH), KOLKATA- 700 046 UNDER P.S. BANIAPUKUR IN THE DISTRICT SOUTH 24 PARGANAS UNDER MUNICIPAL WARD NO.59 WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION.**

**BOUNDARY DECLARATION:****NORTH : CORPORATION DRAIN****SOUTH : JBS HALDANE AVENUE (PREVIOUS KNOWN AS PARK CIRCUS CONNECTOR)****EAST :BY 6' (SIX) FEET WIDE PASSAGE AND THEREAFTER LAND OF NARN BERA & ANR.****WEST : BY 9/2, TOPSIA ROAD (SOUTH)**

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](http://www.indiabullsarc.com) and [www.auctionfocus.in](http://www.auctionfocus.in).

**Date : 25.05.2022****Place : MUMBAI****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION CO. LTD.****TRUSTEE OF INDIABULLS ARC- XXVI TRUST**