

**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 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 **21.10.2021** 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. 1,06,22,967/- (Rupees One Crore Six Lakh Twenty Two Thousand Nine Hundred Sixty Seven only)** i.e. **Rs. 82,76,238/- (Rupees Eighty Two Lakh Seventy Six Thousand Two Hundred Thirty Eight only)** pending towards Loan Account No. **C005OXVIII-1** [Old Loan Account No. **HLAPCHM00055217**] and **Rs. 23,46,729/- (Rupees Twenty Three Lakh Forty Six Thousand Seven Hundred Twenty Nine only)** pending towards Loan Account No. **C005OXVIII-2** [Old Loan Account No. **HLAPCHM00055222**], by way of outstanding principal, arrears (including accrued late charges) and interest till **09.09.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.09.2021** along with legal expenses and other charges due to the Secured Creditor from **CHANDRASHEKHAR VASANT CHAWAN, SMITA CHANDRASEKHAR CHAVAN @ SMITA CHANDRASHEKHAR CHAWAN @ SMITA CHAWAN and SHEKHAR EYE RESEARCH PRIVATE LIMITED.**

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-XVIII Trust**, vide Assignment Agreement dated **31.03.2021**

The Reserve Price for the auction of the shops situated in Property is as indicated below against each Property.

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	OFFICE NO. 106	Rs. 36,40,000/-	Rupees Thirty Six Lakh Forty Thousand only
2.	OFFICE NO. 107	Rs. 39,80,000/-	Rupees Thirty Nine Lakh Eighty Thousand only.
3.	OFFICE NO. 108	Rs. 37,30,000/-	Rupees Thirty Seven Lakh Thirty Thousand only.
4.	OFFICE NO. 109	Rs. 34,50,000/-	Rupees Thirty Four Lakh Fifty Thousand only.

and the **Earnest Money Deposit** i.e., 10% of the Reserve Price, for the auction of the Property is as indicated below against each property will be-

S.NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1.	OFFICE NO. 106	Rs. 3,64,000/-	Rupees Three Lakh Sixty Four Thousand only.
2.	OFFICE NO. 107	Rs. 3,98,000/-	Rupees Three Lakh Ninety Eight Thousand only.
3.	OFFICE NO. 108	Rs. 3,73,000/-	Rupees Three Lakh Seventy Three Thousand only.
4.	OFFICE NO. 109	Rs. 3,45,000/-	Rupees Three Lakh Forty Five Thousand 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-XVIII TRUST**, Account No. **921020023324905** with **Axis Bank Ltd. (IFSC: UTIB0000131)**, having its branch at **DLF GURGAON (HR) GURGAON - 122009**, 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)**

**PROPERTY BEING OFFICE NOS. 106, 107, 108 & 109 1ST FLOOR, OF BUILDING KNOWN AS "FALCON COURT" CONSTRUCTED ON THE PLOT NO. 4, SITUATED AT HARI OM NAGAR, EASTERN EXPRESS HIGHWAY, MULUND ( E ), TALUKA KURLA , DISTRICT MUMBAI SUBURBAN, MUMBAI ,MAHARASHTRA.**

**OFFICE NO. 106 :-HAVING CARPET AREA 230 SQ. FEET EQUIVALENT TO 21.36 SQ. MTRS.**

**OFFICE NO. 107 :-HAVING CARPET AREA 252 SQ. FEET EQUIVALENT TO 23.41 SQ. MTRS.**

**OFFICE NO. 108 :-HAVING CARPET AREA 236 SQ. FEET EQUIVALENT TO 21.92 SQ. MTRS.**

**OFFICE NO. 109 :-HAVING CARPET AREA 218 SQ. FEET EQUIVALENT TO 20.25 SQ. MTRS. (TOTAL 936 SQ. FEET) CARPET AREA AS PER MEASUREMENT 1010 SQ. FT.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.indiabull sarc.com](http://www.indiabull sarc.com) and [www.auctionfocus.in](http://www.auctionfocus.in).

Date : 14.09.2021

Place : MUMBAI

Sd/

Authorized Officer

**INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.****TRUSTEE OF INDIABULLS ARC- XVIII TRUST**