

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 "asis whereis", "asis whatis", "whatever there is" and "without any recourse" basis on **20.03.2021** 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.38,19,977/- (Rupees Thirty Eight Lakh Nineteen Thousand Nine Hundred Seventy Seven only)** towards Loan Account No. **M004OXVI** [earlier being Loan Account No. . **HLLAJ00242889**], ("**old Loan Account**"), by way of outstanding principal, arrears (including accrued late charges) and interest till **10.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.02.2021** along with legal expenses and other charges due to the Secured Creditor from **MANJUSREE M KUTTAPPAN, SIBI SEBASTIAN and ABRAHAM A @ ABRAHEM A.**

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-XVI Trust**, vide Assignment Agreement dated **30.09.2020**

The Reserve Price of the immovable Property(ies) will be **Rs.25,00,000/- (Rupees Twenty Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs.2,50,000/- (Rupees Two Lakh Fifty 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-XVI TRUST**, Account No. **920020066507362** 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)

PRIVATE FLAT BEARING NO. UG-2, ON UPPER GROUND FLOOR, WITHOUT ROOF / TERRACE RIGHTS AREA MEASURING 100 SQ. YARDS I.E 83.61 SQ. METERS, OUT OF PROPERTY BEARING NO. RZ-95, BUILT ON PLOT NO. 95, MEASURING 220 SQ. YARDS, I.E 183.942 SQ. YARDS OUT OF KHASRA NO. 79/6, SITUATED IN THE AREA OF VILLAGE PALAM, DELHI STATE, COLONY KNOWN AS "MAHAVIR ENCLAVE" NEW DELHI, REGULARISED COLONY, REGULARISED BY MCD VIDE ITS RESOLUTION NO. 1023 DATED 11.01.1984, ALONGWITH UNDIVIDED, INDIVISIBLE AND IMPARTIAL OWNERSHIP IN LAND UNDERNEATH AND ONE SMALL CAR PARKING ON STILT FLOOR, PLOT IS BOUNDED AS UNDER:-

EAST :- ROAD 15 FEET WIDE**WEST:- ROAD 15 FEET WIDE****NORTH:-OTHER'S PROPERTY****SOUTH:- ROAD 20 FEET WIDE**

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 : 11.02.2021**Place : NEW DELHI****Sd/****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.****TRUSTEE OF INDIABULLS ARC-XVI TRUST**