

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 **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 **27.04.2021** 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.2,60,07,686/- (Rupees Two Crore Sixty Lakh Seven Thousand Six Hundred Eighty Six only)** i.e. [Rs. 93,67,045/- (Rupees Ninety Three Lakh Sixty Seven Thousand and Forty Five Only) pending towards Loan Account No. **R006OOX-03** [earlier being Loan Account No. **HHLDCP00191509**] and **Rs. 1,66,40,641/- (Rupees One Crore Sixty Six Lakh Forty Thousand Six Hundred Forty One Only)** pending towards Loan Account No. **R006OOX-04** [earlier being Loan Account No. **HHEDCP00191517**], by way of outstanding principal, arrears (including accrued late charges) and interest till **19.03.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.03.2021** along with legal expenses and other charges due to the Secured Creditor from **MR. RISHI KAPOOR, MRS. GITANJALI KAPOOR and MRS. SATVINDER KAUR (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-X Trust**, vide Assignment Agreement dated **30.09.2019**

The Reserve Price of the immovable Property will be **Rs. 2,05,00,000/- (Rupees Two Crore Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs.20,50,000/- (Rupees Twenty 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-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 THE ENTIRE SECOND FLOOR CONSISTING OF FOUR BEDROOMS WITH ATTACHED BATHROOMS, DRAWING/DINING, TWO CANOPY/BALCONY, ONE LOBBY AND KITCHEN ALONG WITH ONE SERVANT QUARTER WITH TOILET IN THE STAIRS OF SECOND FLOOR OF THE FREEHOLD PROPERTY BEARING NO.B-125, SITUATED AT KALKAJI, NEW DELHI - 110019, ALONG WITH PROPORTIONATE, UNDIVIDED INDIVISIBLE AND IMPARTIBLE OWNERSHIP RIGHTS IN THE FREEHOLD LAND UNDERNEATH THE LAND ADMEASURING 300 SQ. YARDS WITH FITTINGS, FIXTURES AND STRUCTURE STANDING THEREIN, ALONG WITH ELECTRICITY AND WATER CONNECTIONS INSTALLED THEREIN, WITH ALL RIGHTS IN COMMON ENTRANCES, PASSAGES, STAIRCASE, LIFT AND OTHER COMMON FACILITIES/AMENITIES PROVIDED THEREIN, WITH ALL RIGHTS, TITLE AND INTERESTS, PRIVILEGES, EASEMENTS AND APPURTENANCES THERTO.

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 : 23.03.2021

Place : NEW DELHI

Sd/

Authorized Officer

INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.

TRUSTEE OF INDIABULLS ARC- X TRUST