

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 **26.03.2021** 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. . 9,96,71,471/- (Rupees Nine Crore Ninety Six Lakh Seventy One Thousand Four Hundred Seventy One only)** i.e. **Rs. 6,41,95,150/- (Rupees Six Crore Forty One Lakh Ninety Five Thousand One hundred Fifty only)** pending towards Loan Account No. **A037XII-01** [earlier being Loan Account No. **HHLPUN00429350**] and **Rs. 3,54,76,321/- (Rupees Three Crore Fifty Four Lakh Seventy Six Thousand Three Hundred Twenty One only)** pending towards Loan Account No. **A037XII-02** [earlier being Loan Account No. **HLAPPUN00429357**], by way of outstanding principal, arrears (including accrued late charges) and interest till **08.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.02.2021** along with legal expenses and other charges due to the Secured Creditor from **TRADE CENTRE DEVELOPERS AND BUILDERS PVT. LTD., ISHWAR CHANDULAL PARMAR, ISHWAR CONSTRUCTIONS PVT. LTD., ANAND NAVRATAN JAIN @ ANAND JAIN, DARSHANA ISHWAR PARMAR @ DARSHANA PARMAR JAIN, RIVER RESIDENCY DEVELOPERS (THROUGH IT'S PARTNERS), and MANJUSHA ISHWAR PARMAR @ MANJUSHA ISHWARLAL PARMAR.**

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-XII Trust**, vide Assignment Agreement dated **31.12.2019..**

The Reserve Price of the immovable Property will be **Rs. 9,25,00,000/- (Rupees Nine Crore Twenty Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs.92,50,000/- (Rupees Ninety 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-XII TRUST, Account No. 919020097236431** 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 CONSTRUCTION CONSISTING OF FLAT NO. E/1001 ON 10TH FLOOR OF THE “BUILDING – E” HAVING CARPET AREA ADMEASURING 4595 SQUARE FEET i.e. 426.88 SQUARE METERS (WHICH IS INCLUSIVE OF THE AREA OF BALCONIES ALONG WITH PENTHOUSE TERRACE ADMEASURING 180 SQUARE FEET i.e. 16.72 SQUARE METERS AND ALSO ALONGWITH TOP TERRACE ADMEASURING 2595 SQUARE FEET i.e. 241.08 SQUARE METERS)/ SALEABLE AREA ADMEASURING 7068 SQUARE FEET i.e. 656.63 SQUARE METERS IN THE PROJECT NAME “AMAR RENAISSANCE” CONSTRUCTED ON LAND BEARING SURVEY NO. 62, HISSA NO. 1+2+3 AND SURVEY NO. 63, HISSA NO. 1 SITUATED AT VILLAGE GHORPADIGAON, SOPAN BAUG, NEAR EMPRESS GARDEN, TALUKA HAVELI, PUNE – 411001, MAHARASHTRA WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION AND WITHIN THE LIMITS OF OFFICE OF SUB-REGISTRAR, HAVELI NO. XI, PUNE ALONGWITH 6 CAR PARKING SPACE. THE SAID LAND IS BOUNDED AS FOLLOWS:-

TOWARDS EAST : SURVEY NO. 59(PART) AND NALA

TOWARDS SOUTH : SURVEY NO. 61/1+2+3 (PART) AND SURVEY NO. 63/1(PART)

TOWARDS WEST : SURVEY NO. 63(PART)

TOWARDS NORTH : 40 FEET D.P. ROAD AND SURVEY NO. 61 (PART)

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 : 18.02.2021

Place : PUNE

Sd/

Authorized Officer

INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.

TRUSTEE OF INDIABULLS ARC- XII TRUST