

**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) in Schedule C" together with proportionate share in property described in Schedules A and B, 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. 7,97,82,694/- (Rupees Seven Crore Ninety Seven Lakh Eighty Two Thousand Six Hundred Ninety Four only)** i.e. **Rs. 7,32,33,210/- (Rupees Seven Crore Thirty Two Lakh Thirty Three Thousand Two Hundred Ten only)** pending towards Loan Account No. **M001XII-01** [earlier being Loan Account No. **HLAPPUN00333055**] and **Rs. 65,49,484/- (Rupees Sixty Five Lakh Forty Nine Thousand Four Hundred Eighty Four only)** pending towards Loan Account No. **M001XII-02** [earlier being Loan Account No. **HLAPPUN00429434**], 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. 7,00,00,000/- (Rupees Seven Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs.70,00,000/- (Rupees Seventy Lakh 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)****SCHEDULE A****DETAILS OF THE SAID LAND**

**ALL THAT PIECE AND PARCEL OF LAND AND GROUND SITUATED WITHIN THE REGISTRATION SUB-DISTRICT, TALUKA HAVELI, DISTRICT PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION BEARING CTS NO. 10/1A AND 10 (PART), CONNAUGHT ROAD, PUNE – 411001, ADMEASURING AN AREA OF 14661.55 SQ MTRS. (INCLUDING THE PORTION OF LAND ADMEASURING 2076.35 SQ. MTRS. LEASED OUT TO THE PETROL PUMPS) WHICH IS BOUNDED AS:**

**TOWARDS EAST: BY THE PROPERTY CTS NO. 10/1 (OWNED BY GOVT.)**

**TOWARDS WEST: BY INCOME TAX OFFICE AND BEYOND BY CONNAUGHT ROAD**

**TOWARDS NORTH: BY CTS NO. 10 (PART) & 11**

**TOWARDS SOUTH: BY BJ ROAD**

**SCHEDULE-B****DETAILS OF LAND OF PARMAR TRADE CENTRE CONDOMINIUM**

**ALL THAT PIECE AND PARCEL OF LAND SITUATED WITHIN THE REGISTRATION SUB-DISTRICT, TALUKA HAVELI, DISTRICT PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION BEARING CTS NO. 10/1A AND 10 (PART), CONNAUGHT ROAD, PUNE – 411001, ADMEASURING AN AREA OF 7193.08 SQ. MTRS. OR 77426.42 SQ. FT. FROM THE TOTAL LAND AREA OF 14661.55 SQ. MTRS. AS MENTIONED ABOVE TOGETHER BOUNDED AS:**

**TOWARDS EAST: BY THE PROPERTY CTS NO. 10/1 (OWNED BY GOVT.)**

**TOWARDS WEST: BY PARTLY BOTH PETROL PUMPS PARTLY BY IT OFFICE AND BEYOND BY CONNAUGHT ROAD**

**TOWARDS NORTH: BY PLOT OF PRIDE PARMAR GALAXY**

**TOWARDS SOUTH: BY BJ ROAD**

**SCHEDULE C****PROPERTY NO. 1, 2 & 3**

**SHOP/APARTMENT NO. 22, 23 AND 24 SITUATED AT B- WING ADMEASURING 220 SQUARE FEET i.e. 20.438 SQUARE METERS EACH TOTALLY 660 SQUARE FEET i.e. 61.315 SQUARE METERS OF BUILT-UP AREA SITUATED ON GROUND FLOOR OF THE BUILDING STYLED AS "PARMAR TRADE CENTER CONDOMINIUM" ALONGWITH PARKING UNDER C- WING AT UPPER PARKING FLOOR TOGETHER WITH 0.390.432% UNDIVIDED SHARE AREA IN THE COMMON AREA AND FACILITIES IN SCHEDULE A.**

**PROPERTY NO.4**

**APARTMENT/OFFICE NO. "C – WING" ADMEASURING 5,200 SQUARE FEET i.e. 483.091 SQUARE METERS OF BUILT-UP AREA IN C WING SITUATED ON GROUND+FIRST+SECOND FLOOR OF THE BUILDING STYLED AS PARMAR TRADE CENTER CONDOMINIUM ALONGWITH OPEN SPACES MARKED, PARKING SPACES AT UPPER AND LOWER PARKING FLOORS AND OTHER AREAS TOGETHER WITH 3.076122% UNDIVIDED SHARE AREA IN THE COMMON AREA AND FACILITIES IN SCHEDULE B.**

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).

Sd/

Authorized Officer

Date : 17.02.2021

Place : PUNE INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.

TRUSTEE OF INDIABULLS ARC- XII TRUST