

**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 **27.02.2021 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. 15,97,47,571/- (Rupees Fifteen Crore Ninety Seven Lakh Forty Seven Thousand Five Hundred Seventy One only)** towards Loan Account No. **N0010OX** [earlier being Loan Account No. **HLAPPUN00357456 ("old Loan Account")**] by way of outstanding principal, arrears (including accrued late charges) and interest till **04.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 05.02.2021 along with legal expenses and other charges due to the Secured Creditor from **NARENDRA ACHYUTRAO KORDE @ NARENDRA KORDE, VAIDEHI NARENDRA KORDE @ VAIDOHI NARENDRA KORDE and SIGNET PRODUCTS PVT. LTD. (THROUGH ITS DIRECTORS).**

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. 15,25,00,000/- (Rupees Fifteen Crore Twenty Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs.1,52,50,000/- (Rupees One Crore Fifty 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-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 COMMERCIAL BUILDING COMPRISING OF BASEMENT, GROUND FLOOR, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, TOTAL AREA ADMEASURING AROUND ABOUT 7909 SQ. FT. i.e. 734.76 SQ. MTRS. BUILT-UP AREA IN THE SOCIETY CALLED AS "GALAXY CO-OPERATIVE HOUSING SOCIETY", WHICH IS CONSTRUCTED ON LAND BEARING PLOT NO.4 AREA ADMEASURING ABOUT 478.31 SQ. MTR. IN T.P. SCHEME FINAL PLOT NO.-245, SY NO.-353A/2A, (IN SOCIETY TITLE DEED S. NO.353/A2) SITUATED IN VILLAGE-GHORPADI, TALUK-HAVELI, PUNE-411001, MAHARASHTRA AND WHICH IS BOUNDED AS FOLLOWS:-**

**TOWARDS EAST : PLOT NO. 242**  
**TOWARDS SOUTH : DHOLE PATIL ROAD**  
**TOWARDS WEST : BOAT CLUB ROAD**  
**TOWARDS NORTH : FINAL PLOT NO. 242**

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 use [www.auctionfocus.in](http://www.auctionfocus.in).

**Date : 05.02.2021****Sd/****Place : PUNE****Authorized Officer****INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.****TRUSTEE OF INDIABULLS ARC-X TRUST**