

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 asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) 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 “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **30.06.2022** 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. 1,05,39,391/- (Rupees One Crore Five Lakh Thirty Nine Thousand Three Hundred Ninety One only)**, pending towards Loan Account No. **G008OXXIII** [earlier being Loan Account No. **HLAPSUR00343105**], by way of outstanding principal, arrears (including accrued late charges) and interest till **08.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.06.2022** along with legal expenses and other charges due to the Secured Creditor from **MUKESH ARJANBHAI MANIYA (PROPRIETOR, GOLDMOOR HOSPITALITY), VANDANABEN B MANIA @ MANIYA VANDANABEN, SEEMA MUKESHKUMAR MANIYA @ SEEMA MUKESHBHAI and BHARATBHAI ARJANBHAI MANIA @ MANIYA BHARAT @ BHARAT KUMAR MANIA.**

The old Loan Accounts 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-XXIII Trust**, vide Assignment Agreement dated **31.12.2021**.

The Reserve Price for the auction of the subject property(ies) is as indicated below against each Property.

S. NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	SHOP/OFFICE NO. 21	Rs. 39,00,000/-	Rupees Thirty Nine Lakh only.
2.	SHOP/OFFICE NO. 204	Rs. 13,50,000/-	Rupees Thirteen Lakh Fifty Thousand only.

and the **Earnest Money Deposit** i.e., 10% of the Reserve Price, for the auction of the subject Property(ies) is as indicated below against each property will be-

S. NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1.	SHOP/OFFICE NO. 21	Rs. 3,90,000/-	Rupees Three Lakh Ninety Thousand only.
2.	SHOP/OFFICE NO. 204	Rs. 1,35,000/-	Rupees One Lakh Thirty Five Thousand only.

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-XXIII, Account No. 000405132723** with **ICICI Bank Ltd. (IFSC: ICIC0000004)**, having its branch at 215, Free Press House, **Free Press Journal Marg, Nariman Point, Mumbai, Maharashtra- 400021**, 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)

PROPERTY NO. 1

PROPERTY SITUATED AT DISTRICT SURAT, SUB DISTRICT KAMREJ TALUKA, MOUJE GAM SARTHANA, REVENUE SURVEY NO. 147, BLOCK NO. 144/B, NON AGRICULTURAL LAND TOTAL ADMEASURING 13,171 SQ. MTS. OF THAT WHOLE LAND, LAND ON NORTHEN SIDE OF SUB PLOT-2 OF NON AGRICULTURAL OPEN LAND ADMEASURING 3178.26 SQ. MTS.(WHICH IS GIVEN BLOCK NO. 144/B/2 AS PER COMPUTERISED 7/12 ADMEASURING 3178 SQ. MTS.), WHICH IS GIVEN TP SCHEME NO.21 (SARTHANA- SIMADA) AND ALLOTTED FINAL PLOT NO.58/1 ADMEASURING 3027 SQ. MTS. OVER THAT LAND NON AGRICULTURAL LAND, COMMERCIAL BUILDING CONSTRUCTED THEREON WHICH IS KNOWN AS “RISE ON PLAZA”. IN THAT BUILDING ON SECOND FLOOR SHOP/OFFICE NO. 204 (AS PER APPROVED PLAN SHOPS IN HALL OF SHOP/OFFICE NO. 201, PROPERTY PAIKI SHOP/OFFICE NO. 201/2) REGISTERED PROPERTY HAVING BUILTUP AREA 333.33 SQ. FEET, BUILT UP AREA 240 SQ. FEET EQUIVALENT TO 22.30 SQ. MTS. AND CARPET AREA ADMEASURING 200.00 SQ. FEET EQUIVALENT TO 18.59 SQ. MTS. ALONGWITH UNDIVIDED PROPORTIONATE SHARE IN THE PROPERTY. WHICH IS BOUNDED AS UNDER:

**EAST: LAND OF BLOCK NO. 145. WEST :LAND OF SUB PLOT NO.1.
NORTH : 60 MTR. ROAD. SOUTH: LAND OF SUB PLOT NO.3**

PROPERTY NO. 2

PROPERTY SITUATED AT DISTRICT SURAT, SUB DISTRICT KAMREJ TALUKA, MOUJE GAM SARTHANA, REVENUE SURVEY NO. 147, BLOCK NO. 144/B, NON AGRICULTURAL LAND TOTAL ADMEASURING 13,171 SQ. MTS. OF THAT WHOLE LAND, LAND ON NORTHEN SIDE OF SUB PLOT-2 OF NON AGRICULTURAL OPEN LAND ADMEASURING 3178.26 SQ. MTS.(WHICH IS GIVEN BLOCK NO. 144/B/2 AS PER COMPUTERISED 7/12 ADMEASURING 3178 SQ. MTS.), WHICH IS GIVEN TP SCHEME NO.21 (SARTHANA- SIMADA) AND ALLOTTED FINAL PLOT NO.58/1 ADMEASURING 3027 SQ. MTS. OVER THAT LAND NONAGRICULTURAL LAND COMMERCIAL BUILDING CONSTRUCTED THEREON WHICH IS KNOWN AS “RISE ON PLAZA”. IN THAT BUILDING ON GROUND FLOOR SHOP/OFFICE NO. 21 REGISTERED PROPERTY HAVING SUPER BUILTUP AREA 646.67 SQ. FEET, BUILT UP AREA 465.60 SQ. FEET EQUIVALENT TO 43.27 SQ. MTS. AND CARPET AREA ADMEASURING 388.00 SQ. FEET EQUIVALENT TO 36.06 SQ. MTS. ALONGWITH UNDIVIDED PROPORTIONATE SHARE IN THE PROPERTY. WHICH IS BOUNDED AS UNDER:

**EAST: LAND OF BLOCK NO. 145. WEST :LAND OF SUB PLOT NO.1.
NORTH : 60 MTR. ROAD. SOUTH: LAND OF SUB PLOT NO.3**

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

Authorized Officer

Date : 09.06.2022
Place : SURAT

**INDIABULLS ASSET RECONSTRUCTION CO. LTD.
TRUSTEE OF INDIABULLS ARC-XXIII TRUST**