

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) 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 **31.03.2021** 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. 1,38,29,525/- (Rupees One Crore Thirty Eight Lakh Twenty Nine Thousand Five Hundred and Twenty Five only)** towards Loan Account No. **N006OOX** [earlier being Loan Account No. **HHLSUR00416363** ("**old Loan Account**")], by way of outstanding principal, arrears (including accrued late charges) and interest till **10.03.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.03.2021** along with legal expenses and other charges due to the Secured Creditor from **MR. NIKUNJ M. RANPARIYA, JILL MILL NON-WOVEN PRIVATE LIMITED and MRS. MITAL NIKUNJ RANPARIYA.**

The old Loan Account along with their 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. 1,03,50,000/- (Rupees One Crore Three Lakh Fifty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 10,35,000/- (Rupees Ten Lakh Thirty Five 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 in favour of and to the credit **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)

FLAT NO. 1101 ON 11TH FLOOR AND FLAT NO. 1201 ON 12TH FLOOR HAVING BUILTUP AREA ADMEASURING 207.76 SQ. MTS. AND AREA OF TERRACE 32.70 SQ. MTS. TOTALLING TO 240.46 SQ. MTS. IN THE BUILDING PAIKI "BUILDING NO. B/2-OMKARA" IN THE SCHEME OF HIGH RISE BUILDING "SHIVANTA PALACE", SITUATED ON LAND BEARING REVENUE SURVEY NO. 27/2, WHICH IS GIVEN BLOCK NO. 62 ADMEASURING 25597 SQ. MTS. OF THAT LAND ON THE NORTH SIDE ADMEASURING 14432 SQ. MTS, OF THE LAND WHICH IS GIVEN DRAFT T.P. SCHEME NO. 21 (SARTHANA- SIMADA), FINAL PLOT NO. 21 TOTAL ADMEASURING 16638 SQ. MTS. OF THAT LAND ON NORTH SIDE OF SUB PLOT –B ADMEASURING 9381 SQ. MTS., DISTRICT SURAT, SUB DISTRICT PUNA MOUJE GAM SIMADA, SURAT – 395006, GUJARAT ALONGWITH PROPORTIONATE UNDIVIDED SHARE OF LAND OF FLAT AND PROPERTY IN PARKING IN APARTMENT, BASEMENT PARKING, STAIRS, PASSAGE, OVERHEAD TANK, DRAINAGE, BORING, WATER TANK, LIFT AND OTHER RIGHTS OVER THE PROPERTY AND WHICH IS BOUNDED AS UNDER:

**EAST : 18 METER WIDE ROAD
WEST : LAND OF FINAL PLOT NO.8 AND 100
NORTH : LAND OF FINAL PLOT NO.15
SOUTH : REMAINING LAND OF FINAL PLOT NO. 21**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullssarc.com and www.auctionfocus.in.

**Date : 10.03.2021
Place : SURAT**

**Sd/
Authorized Officer
INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.
TRUSTEE OF INDIABULLS ARC-X TRUST**