

APPENDIX IV-A

Sale Notice for sale of Immovable Property

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 mortgaged to **Sammaan Capital Limited** (“**SCL**”) [formerly known as Indiabulls Housing Finance Ltd. (“**IHFL**”)] [CIN: **L65922DL2005PLC136029**] and **Indiabulls Asset Reconstruction Company Limited** [CIN: **U67110MH2006PLC305312**] acting as a Trustee of **Indiabulls ARC-XXXI Trust** (both SCL and IARCL) are jointly and severally referred to as (“**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” and “whatever there is” basis on **25.08.2025** from **05.00 P.M. to 06.00 P.M.**, for recovery of the following amounts due to IARCL and SCL:

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 08.07.2025
1.	S033XXXI (Old Loan Account No. HLAPBAT00443672)	45,85,924/- (Rupees Forty Five Lakh Eighty Five Thousand Nine Hundred Twenty Four only)
2.	S034XXXI (Old Loan Account No. HLAPBAT00287815)	75,62,172/- (Rupees Seventy Five Lakh Sixty Two Thousand One Hundred Seventy Two only)
TOTAL		1,21,48,096/- (Rupees One Crore Twenty One Lakh Forty Eight Thousand Ninety Six only)

DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Ltd.):

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 08.07.2025
1.	HHLBAT00286043	1,57,66,550/- (Rupees One Crore Fifty Seven Lakh Sixty Six Thousand Five Hundred Fifty only)

The Loan Account Nos. **HLAPBAT00443672** and **HLAPBAT00287815**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable Property, have been assigned by Sammaan Capital Limited ("SCL") [formerly known as Indiabulls Housing Finance Ltd. ("IHFL")] to and in favour of Indiabulls Asset Reconstruction Company Limited ("IARCL") *vide* Assignment Agreement dated **21.08.2023**, and the same have been renumbered by IARCL and bears new Loan Account Nos. **S033XXXI** and **S034XXXI** respectively. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Accounts. IARCL has given its consent to SCL to issue this Notice of Sale.

The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of IARCL and SCL, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.07.2025** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **09.07.2025**, along with legal expenses and other charges are also due and payable to the Secured Creditor from **SHOBHA GOYAL, ANIL GOEL @ ANIL GOYAL and ANIL KUMAR HUF (THROUGH ITS KARTA)**.

The Reserve Price for the Immovable Property will be **Rs.1,26,00,000/- (Rupees One Crore Twenty Six Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.12,60,000/- (Rupees Twelve Lakh Sixty Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR INSTALLED/AND OR CONSTRUCTED THEREON AND ALL THE PRESENT

**AND FUTURE TITLE, INTERESTS AND/OR RIGHTS OF THE MORTGAGOR(S)
SHOBHA GOYAL THEREIN:**

**PLOT BEARING NUMBER 116, 117, 118 MEASURING 90'X65'=5850 SQUARE
YARDS I.E. 01 KANALS 1.5 MARLAS, WHICH IS 43/2012 SHARE OF LAND
MEASURING 50 KANALS 06 MARLAS, COMPRISED IN KHEWAT NUMBER 782,
WITHIN THE REVENUE LIMITED OF ALAMGARH, SITUATED AT RIDHI SIDHI
ESTATE, GANGANAGAR ROAD, TEHSIL AND DISTRICT ABOHAR, ABOHAR-
152116, PUNJAB, AND WHICH IS BOUNDED AS UNDER:**

EAST : PLOT NO. 122, 123, 124

WEST : STREET 60' WIDE

NORTH : PLOT NO. 119 AND GREEN AREA

SOUTH : PLOT NO. 115

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullsarc.com; Contact No: 0124-6910910, +91 7065451024;
E-mail id: deepak.dawari@dhani.com
For bidding, log on to www.auctionfocus.in

Date: 29.07.2025

Place: ABOHAR

s/d

AUTHORISED OFFICER

INDIABULLS ARC TRUST XXXI
