

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 properties mortgaged to the Secured Creditor, the physical possession of which has been taken on 24th April 2019 by the Authorised Officer of Indiabulls Asset Reconstruction Company Limited acting in its capacity as a Trustee of INDIABULLS ARC - II TRUST, the Secured Creditor, will be sold through public auction "on "As and where is basis", "as is what is basis", whatever is there is basis" and "No recourse Basis" on 23th April 2020, for recovery of **Rs.1,44,60,929.04 (Rupees One Crores Forty Four Lakhs Sixty Thousand Nine Hundred Twenty Nine Rupees and Paise Four Only)** as on **8.12.2017** together with further interest, cost & expenses etc; due to the Secured Creditor from **M/s Z Timbers through its proprietor Mr. Mohd Zuber Haji Abdul Salam (Borrower), Mr. Mohd Zuber Haji Abdul Salam, Proprietor of M/s Z Timbers (Co-borrower/Mortgagor/Guarantor) and Mrs. Tasneem Mohammad Zuber (Co-borrower/Guarantor).**

The Loan Account No. **NND00081N**, along with the underlying security which, *inter alia*, includes the Secured Assets, has been assigned to **Indiabulls Asset Reconstruction Company Limited** acting in its capacity as the Trustee of INDIABULLS ARC – II TRUST *vide* Assignment Agreement dated **27.03.2018**.

The reserve price of each item is as mentioned below and the earnest money deposit shall be deposited through DD/ RTGS/ NEFT in favour of "**INDIABULLS ARC II TRUST**", **INDUSIND BANK** having Account No. **201002845808**, **IFSC: INDB0000001**, and Branch Address: **Branch Details: IndusInd Bank Limited, Opera House Branch, IndusInd House, 425 Dr D. B. Marg, Opera House, Mumbai – 400004.**, before submitting the tender document online. The successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter or such extended period as may be allowed and communicated in writing by authorised officer.

Date & Time of E-auction	23/04/2020 11:00 AM to 12:00 PM
Last date of submission of bids	21/04/2020 upto 4:00 PM
Date of Inspection of property	08/04/2020 from 10:00 AM to 11:00 AM

DESCRIPTION OF THE IMMOVABLE PROPERTY/ SECURED ASSET	Reserve price	Earnest money Deposit
Item No.1 All that piece and parcel of Commercial Shop No.4, covering a built up area of 40.31 Sq. Mtrs, situated on Lower Ground Floor i.e Basement Floor, in the building known and	Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)	Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only)

<p>styled as "Tajshree Laxman" together with undivided 1.663% share and interest in all that piece and parcel of the land bearing Plot No.56, admeasuring about 1226.30 Sq. Mtrs situated at Mouza Nagpur, bearing City Survey No. 105, Sheet No. 178, within the limits of N.I.T & N.M.C, Tahsil and District Nagpur</p>		
<p>Item No.2 All that piece and parcel of Commercial Shop No.5, covering a built up area of 40.31 Sq. Mtrs, situated on Lower Ground Floor i.e Basement Floor, in the building known and styled as "Tajshree Laxman" together with undivided 1.663% share and interest in all that piece and parcel of the land bearing Plot No.56, admeasuring about 1226.30 Sq. Mtrs situated at Mouza Nagpur, bearing City Survey No. 105, Sheet No. 178, within the limits of N.I.T & N.M.C, Tahsil and District Nagpur</p>	<p>Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)</p>	<p>Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only)</p>
<p>Item No.3 All that piece and parcel of Commercial Shop No.6, covering a built up area of 40.31 Sq. Mtrs, situated on Lower Ground Floor i.e Basement Floor, in the building known and styled as "Tajshree Laxman" together with undivided 1.663% share and interest in all that piece and parcel of the land bearing Plot No.56, admeasuring about 1226.30 Sq. Mtrs situated at Mouza Nagpur, bearing City Survey No. 105, Sheet No. 178, within the limits of N.I.T & N.M.C, Tahsil and District Nagpur</p>	<p>Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)</p>	<p>Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousand only)</p>

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indiabull sarc.com. or website of service provider i.e. <https://sarfaesi.auctiontiger.net>

DATE: 14.03.2020
PLACE: Nagpur

Rimjhim Januar
AUTHORIZED OFFICER
Indiabulls Asset Reconstruction Company Limited
(Acting in its capacity as Trustee of Indiabulls ARC - II Trust)

E-Auction Sale Notice under SARFAESI ACT 2002

Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act).

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property was mortgaged to IndusInd Bank Limited and subsequently, the dues of the below mentioned borrower along with underlying security interest were assigned in favour of Indiabulls Asset Reconstruction Company Limited acting in capacity of Trustee of Indiabulls ARC – II Trust (hereinafter referred to as “Indiabulls ARC”) by IndusInd Bank Limited vide Assignment Agreement dated 27th March 2018. Physical possession of under mentioned property had been taken by the Authorised Officer of the Indiabulls ARC under S. 13(4) of the Act will be sold by E-Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below.

The property described below is being sold on “As and where is basis”, “as is what is basis”, whatever is there is basis” and “No recourse Basis” under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Details of Borrowers / Co-Borrower/ Guarantors	M/s Z Timbers Through its proprietor Mr. Mohd Zuber Haji Abdul Salam (Borrower), Mr. Mohd Zuber Haji Abdul Salam, Proprietor of M/s Z Timbers (Co-borrower/Mortgagor/Guarantor) Mrs. Tasneem Mohammad Zuber (Co-borrower/Guarantor)
Total Amount Due as on 08-Dec-2017	Rs.1,44,60,929.04 (Rupees One Crore Forty Four Lakhs Sixty Thousand Nine Hundred Twenty Nine Rupees and Paise Four Only)
Description of secured assets	<u>Item No.1:</u> All that piece and parcel of Commercial Shop No.4, covering a built up area of 40.31 Sq. Mtrs, situated on Lower Ground Floor i.e Basement Floor, in the building known and styled as “Tajshree Laxman” together with undivided 1.663% share and interest in all that piece and parcel of the land bearing Plot No.56, admeasuring about 1226.30 Sq. Mtrs situated at Mouza Nagpur, bearing City Survey No. 105, Sheet No. 178, within the limits of N.I.T & N.M.C, Tahsil and District Nagpur <u>Item No. 2</u> All that piece and parcel of Commercial Shop No.5, covering a built up area of 40.31 Sq. Mtrs, situated on Lower Ground Floor i.e Basement Floor, in the building known and styled as “Tajshree Laxman” together with undivided 1.663% share and interest in all that piece and parcel of the land bearing Plot No.56, admeasuring about 1226.30 Sq. Mtrs situated at Mouza Nagpur, bearing City Survey No. 105, Sheet No. 178, within the limits of N.I.T & N.M.C, Tahsil and District Nagpur

	Item No. 3 All that piece and parcel of Commercial Shop No.6, covering a built up area of 40.31 Sq. Mtrs, situated on Lower Ground Floor i.e Basement Floor, in the building known and styled as "Tajshree Laxman" together with undivided 1.663% share and interest in all that piece and parcel of the land bearing Plot No.56, admeasuring about 1226.30 Sq. Mtrs situated at Mouza Nagpur, bearing City Survey No. 105, Sheet No. 178, within the limits of N.I.T & N.M.C, Tahsil and District Nagpur
Nature of Possession	Physical Possession
Details of encumbrances over the property, as known to the Bank	Not Known to bank

The details regarding E Auction are mentioned below:

Date and time of E-Auction	23/04/2020 11:00 AM to 12:00 PM
Reserve Price of Property	For Property No.1: Rs. 35,00,000/- For Property No.2: Rs. 35,00,000/- For Property No.3: Rs. 35,00,000/-
Earnest Money Deposit (EMD)	For Property No.1: Rs.3,50,000/- For Property No.2: Rs.3,50,000/- For Property No.3: Rs.3,50,000/-
E Auction Website Address	https://sarfaesi.auctiontiger.net
Last date for submission of bids	21/04/2020 upto 4:00 PM
Minimum Bid Increment Amount	Rs. 50,000/- (Rupee Fifty Thousand Only)
Date and time of inspection of property for intending purchasers	08/04/2020 between 10:00 AM to 11:00 AM. Please Contact the Authorised Officer at Mobile No. 8986998004 Email: rimjihim.jamuar@indiabulls.com

The details regarding E Auction are mentioned below:

Name of Auction Agency	M/s E-Procurement Technologies Ltd -Auction Tiger
Address	B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (India)
Contact Persons	Tilak Maratha : 6351896832
Help Line nos	079-61200515/546/530/552/548
Email address	maharashtra@auctiontiger.net
Website Address	https://sarfaesi.auctiontiger.net

TERMS & CONDITIONS:

1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
2. The sale process of above properties shall be conducted through e-auction only, on the said date i.e 23/04/2020 (Date) from 11:00 AM to 12:00 PM (Time) by the Bank's e-auction service provider M/s e-Procurement Technologies (Auction Tiger), Contact person Mr. Tilak Marathe at Mob. No. 6351896832 on the platform of the website ie <https://sarfaesi.auctiontiger.net>. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.
3. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of "INDIABULLS ARC II TRUST", having Account No. 201002845808, IFSC: INDB0000001, and Branch Address: Branch Details: IndusInd Bank Limited, Opera House Branch, IndusInd House, 425 Dr D. B. Marg, Opera House, Mumbai – 400004 or by way of Demand Draft in the name of "INDIABULLS ARC II TRUST" before submitting bids.
4. Bids shall be submitted online only in the prescribed format with relevant details. For details please contact above persons of M/s e-Procurement Technologies Limited (Auction Tiger) on maharashtra@auctiontiger.net; Mobile No. 6351896832 and Helpline No. 079-61200515/546/530/552/548.
5. The intending bidders should also submit a copy of the bid form submitted 'online' along with the UTR no. of NEFT/RTGS remittance towards EMD or the Demand Draft towards EMD in a sealed cover addressed to the Authorised Officer, Indiabulls Asset Reconstruction Company Limited, Indiabulls Finance Centre, 9th Floor, Tower 1, Elphinstone Road, Mumbai 400013 so as to reach the same on or before 21/04/2020 at 4.00 pm. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the A/c of "M/s Z Timbers and Others"
6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the website of <https://sarfaesi.auctiontiger.net> and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.
7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
8. The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider i.e. <https://sarfaesi.auctiontiger.net> For the purpose of participation in e-auction, the intending bidders must have an active e-mail ID and PAN Number.
9. It is the sole responsibility of the bidder to obtain the computer terminal system with

internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.

10. Bidders can bid for all or any one of the lots.
11. Bidders are required to comply with KYC norms and provide self-attested KYC documents **online as well as offline**. The genuinity of the KYC documents is the sole responsibility of the bidder.
12. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected.
13. After expiry of the last date of submission of bids with EMD, Authorised officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M/s E-Procurement Technologies (Auction Tiger) to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E - Auction Sale notice.
14. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of Rs. 50,000/- (Rupees Fifty Thousand Only).
15. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.
16. In no eventuality the property would be sold below the Reserve Price.
17. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
18. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the e-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.
19. The balance amount of the purchase money shall be paid to the Authorized Officer of Indiabulls Asset Reconstruction Company Limited on or before 15th day from the date of e-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.

20. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
21. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.
22. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
23. The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
24. The property is sold in **“As and where is basis”, “as is what is basis”, whatever is there is basis” and “No recourse Basis”** in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the properties, of any authority, besides the Bank’s charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
25. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc will be entertained after submission of the bid/confirmation of sale.
26. The Authorized Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale.
27. Prospective bidders are advised to peruse the copies of title deed, if any available with the Secured Creditor and also carry out their own inquiries to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property.
28. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc and without assigning any reason.
29. The e-Auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank/Authorised Officer.
30. Indiabulls Asset Reconstruction Company Limited has appointed M/s e-Procurement Technologies Pvt. Ltd as a service provider who will assist the undersigned in conducting the auction.

31. Prospective bidders may avail online training on e-Auction from M/s e-Procurement Technologies Pvt. Ltd. (Auction Tiger), Address: A-201/208, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmadabad- 380006 Mr. Tilak Marathe Mobile No. 6351896832, Email address maharashtra@auctiontiger.net and Help line No. 079-61200515/546/530/552/548.
32. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties please contact the Authorised Officer on 022-62589220 or Mobile No. 8986998004, Email: rimjhim.jamuar@indiabulls.com.
33. The particulars specified in the Description of property have been stated to the best of information of secured creditor and the secured creditor will not be responsible for any error, misstatement or omission.
34. For further details contact the Authorised Officer Mr. Rimjhim Jamuar on 022-62589220 or Mobile No. 8986998004, Email: rimjhim.jamuar@indiabulls.com

IMPORTANT INSTRUCTIONS

35. Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither Indiabulls Asset Reconstruction Company Limited nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc required so that they are able to prevent such situation and continue to participate in the auction successfully. As per the new inter-operability guidelines released by the Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for a e-procurement application is generated on a new algorithm, SHA2. Also, the Digital Certificate that will be applicable for these platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have Windows XP (SP3)/Windows Vista/Windows 7 installed in their respective PC/Laptop.
36. This is also a notice to the borrower/guarantor of the above said loan about holding of this sale on the above mentioned date if their outstanding dues are not repaid in full.

Date: 14.03.2020

Place: Nagpur

sd/-

**Authorized Officer
Indiabulls Asset Reconstruction Company Limited
(Acting as Trustee of Indiabulls ARC - II Trust)**