

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

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 Commercial Credit Ltd. [CIN: U65923DLC2006PLC150632]** ("**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 **21.06.2022** 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. 24,38,56,160/- (Rupees Twenty Four Crore Thirty Eight Lakh Fifty Six Thousand One Hundred Sixty only)** pending towards Loan Account No. **HLLANOI00380332** by way of outstanding principal, arrears (including accrued late charges) and interest till **13.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **14.05.2022** along with legal expenses and other charges due to the Secured Creditor from **SIKKA PROMOTERS PRIVATE LIMITED, GURINDER SINGH SIKKA, KUSHAM KAUR @ KUSUM KAUR, GURNEET SINGH SIKKA, H.S.SIKKA @ HARVINDER SINGH SIKKA, G.S.PROMOTERS PRIVATE LIMITED and SIKKA KARS GLOBAL PRIVATE LIMITED.**

The Reserve Price of the immovable Property(ies) will be **Rs. 31,00,00,000/- (Rupees Thirty One Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs. 3,10,00,000/- (Rupees Three Crore Ten Lakh 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 COMMERCIAL CREDIT LTD., Account No. 00950400000563** with **Bank of Baroda (IFSC: BARB0CONNAU)**, having its branch at **B-3, Connaught Place, New Delhi-110001** 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)

HOTEL-THE FERN, PLOT NO. 290 & 291 MEASURING 550 SQUARE YARDS SITUATED IN SECTOR – 29, GURUGRAM – 122001, HARYANA.

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

Date : 13.05.2022

Place : GURUGRAM

Sd/

Authorized Officer

INDIABULLS COMMERCIAL CREDIT LTD