

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 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 **17.08.2022** 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. 11,88,99,227/- (Rupees Eleven Crore Eighty Eight Lakh Ninety Nine Thousand Two Hundred Twenty Seven only)** i.e. **Rs. 7,86,95,557/- (Rupees Seven Crore Eighty Six Lakh Ninety Five Thousand Five Hundred Fifty Seven only)** pending towards Loan Account No. **HLLANOI00388842** and **Rs. 4,02,03,670/- (Rupees Four Crore Two Lakh Three Thousand Six Hundred Seventy only)** pending towards Loan Account No. **HLLANOI00408825**, by way of outstanding principal, arrears (including accrued late charges) and interest till **22.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **23.07.2022** along with legal expenses and other charges due to the Secured Creditor from **Amrit Lal And Sons, Amrit Sons Tradex India Private Limited, Goel Enterprises, Glamour Secrets, Radha Goel, Shilpi Goel, Rakhi Goel, Ritu Goel, Yasu Goel, Aseem Goel, Puneet Goel, Suman Goel, Anil Kumar Goel, Geeta Goel and Manish Goel.**

The Reserve Price of the Immovable Property will be **Rs. 12,50,00,000/- (Rupees Twelve Crore Fifty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,25,00,000/- (Rupees One Crore Twenty Five 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

Entire build up property bearing plot number 1/2 (municipal number 7251/xii), with freehold land thereunder measuring 422 square yards or to say 352.83 Square meter situated at roop nagar, Delhi-110007 and the entire property on its four sides is bounded as under:

North east : road 15' wide,

North west : road 15' wide,

South west : other plot number 3

South east : road 50' wide

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 : 23.07.2022

Authorized Officer

Place : Delhi

Indiabulls commercial credit ltd